

TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1438.00 sq ft

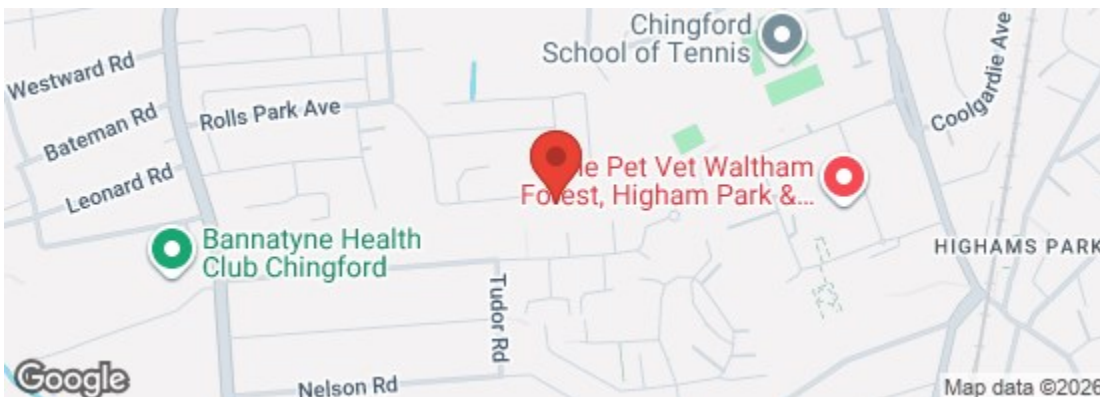


**CHURCHILL**  
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Coningsby Gardens, Chingford, E4 9BD  
 Offers Over £750,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled in the tranquil surroundings of Coningsby Gardens, Chingford, this charming house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting an impressive 1,438 square feet of living space, the property features two inviting reception rooms, perfect for both relaxation and entertaining guests.

With five well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The single bathroom is conveniently located, catering to the needs of a busy household.

The property is in good condition, allowing for a smooth transition for its new owners. One of the standout features is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air in a peaceful setting.

Parking will never be an issue here, as the property accommodates up to four vehicles, providing convenience for families with multiple cars or visitors. Additionally, being chain-free simplifies the buying process, making it an attractive option for prospective buyers.

Situated in a quiet location, this home is also close to Ainslie Wood, offering a lovely natural retreat for walks and outdoor activities. This property is a perfect blend of comfort, space, and convenience, making it an ideal choice for those looking to settle in a serene yet accessible area. Don't miss the chance to make this delightful house your new home.

