



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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: D | Floor Area: 1174.00 sq ft

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Burnham Road, Chingford, E4 8PB
Offers Over £600,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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



Nestled on the desirable Burnham Road in Chingford, this charming end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,174 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With four well-proportioned bedrooms, this home is ideal for families seeking room to grow.

The property features two modern bathrooms, ensuring that morning routines run smoothly for everyone. The heart of the home is undoubtedly the inviting kitchen diner, which is perfect for family meals and gatherings with friends. Natural light floods the space, creating a warm and welcoming atmosphere.

Outside, the large garden presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play, gardening enthusiasts to cultivate their green thumbs, or simply for hosting summer barbecues. Additionally, the property offers parking for two vehicles, a valuable asset in this sought-after area.

Families will appreciate the close proximity to Chase Lane School, making the morning school run a breeze. This delightful home on Burnham Road is not just a property; it is a place where cherished memories can be made. With its excellent location and spacious layout, it is a must-see for anyone looking to settle in Chingford.

