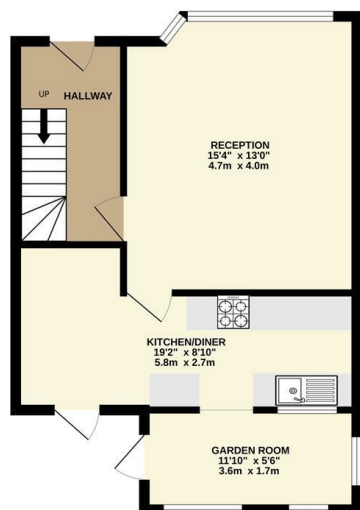
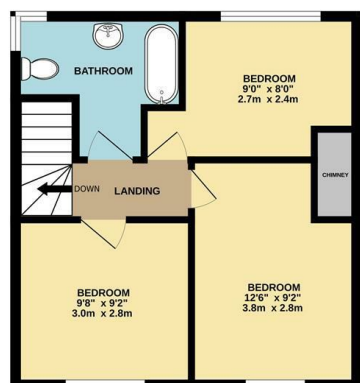




GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 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.  
Made with Merge3D ©2023

Council: Waltham Forest | Council Tax Band: D | Floor Area: 856.00 sq ft

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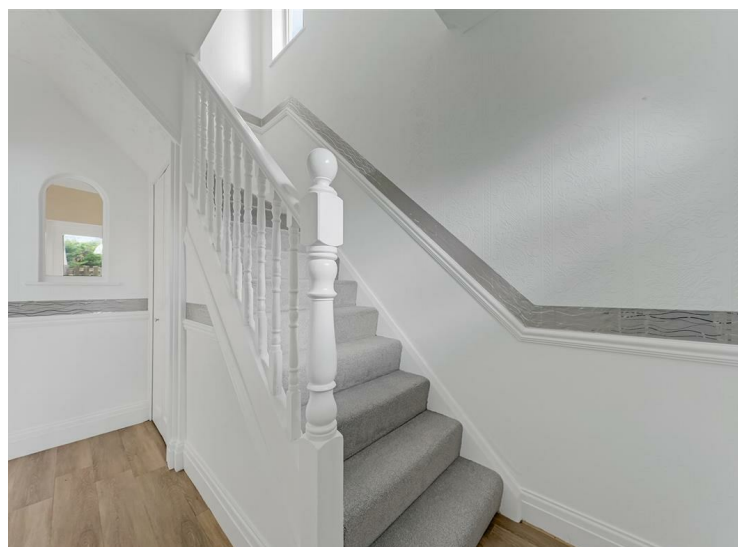
Lawrence Hill, Chingford, E4 7SN  
Offers Over £475,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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 charming area of Lawrence Hill, Chingford, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Spanning an impressive 856 square feet, the property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous garden of over 90ft, which offers a wonderful outdoor retreat for gardening enthusiasts or a safe play area for children. The large garden is perfect for summer barbecues or simply enjoying the fresh air.

Additionally, the property includes parking for one vehicle, adding to the convenience of living in this desirable location. Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for those looking to move quickly.

Lawrence Hill is known for its friendly community atmosphere and is well-connected to local amenities, schools, and transport links, making it an ideal place to settle down. This semi-detached house is a fantastic opportunity to create lasting memories in a lovely neighbourhood. Don't miss your chance to make this charming property your new home.

