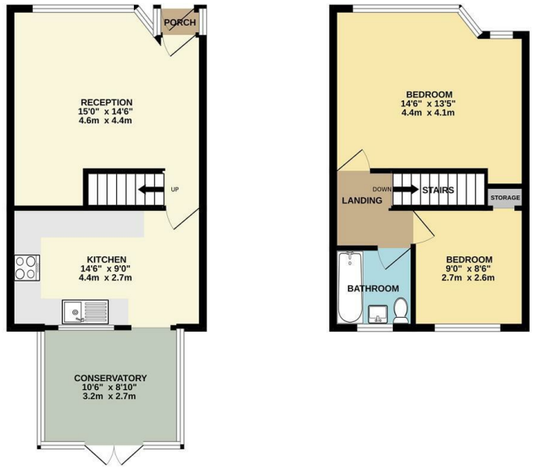
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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.
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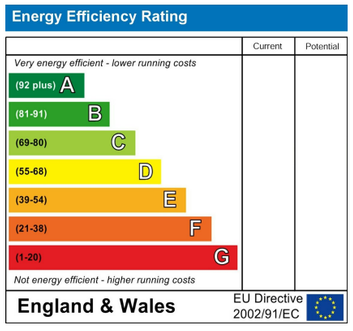
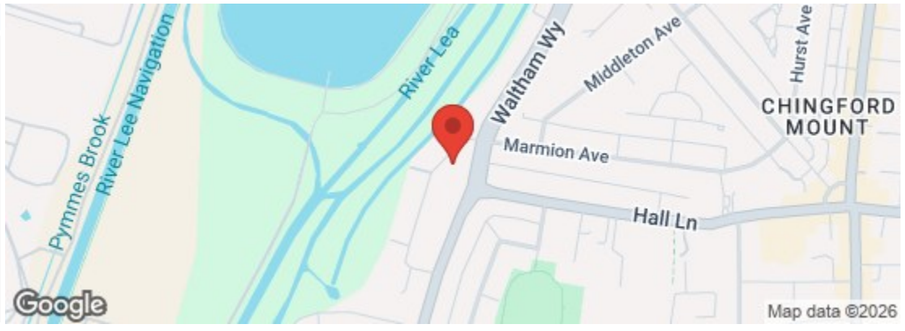
Council: Waltham Forest | Council Tax Band: D | Floor Area: 782.00 sq ft





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.

CHURCHILL estates

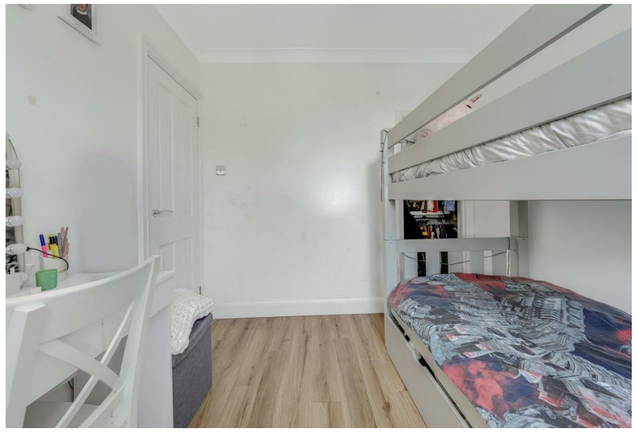
CHURCHILL estates

Russell Road, Chingford, E4 8HB

Offers In Excess Of £465,000 Freehold

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

Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled on the charming Russell Road in Chingford, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 782 square feet, the property features a well-appointed reception room that welcomes you with warmth and style, ideal for both relaxation and entertaining guests.

The good-sized kitchen is a standout feature, providing ample space for culinary creativity and family gatherings. It is designed to cater to all your cooking needs, making it a joy to prepare meals. Adjacent to the kitchen, the conservatory adds an extra touch of charm, allowing natural light to flood the space and creating a serene spot to unwind or enjoy your morning coffee.

The two bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The bathroom is well-equipped, ensuring that your daily routines are both comfortable and efficient.

For those with vehicles, the property offers parking for one vehicle, adding to the convenience of living in this lovely home.

Located in the sought-after area of Chingford, this house is close to local amenities, parks, and excellent transport links, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Don’t miss your chance to make this charming house your new home.