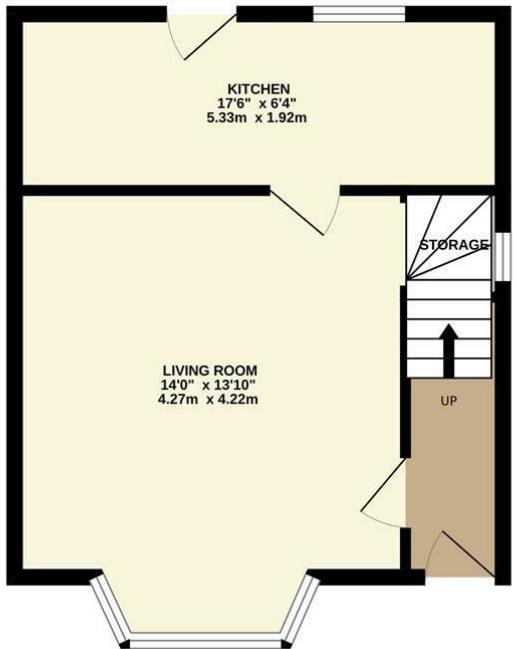


GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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: C | Floor Area: 720.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(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.

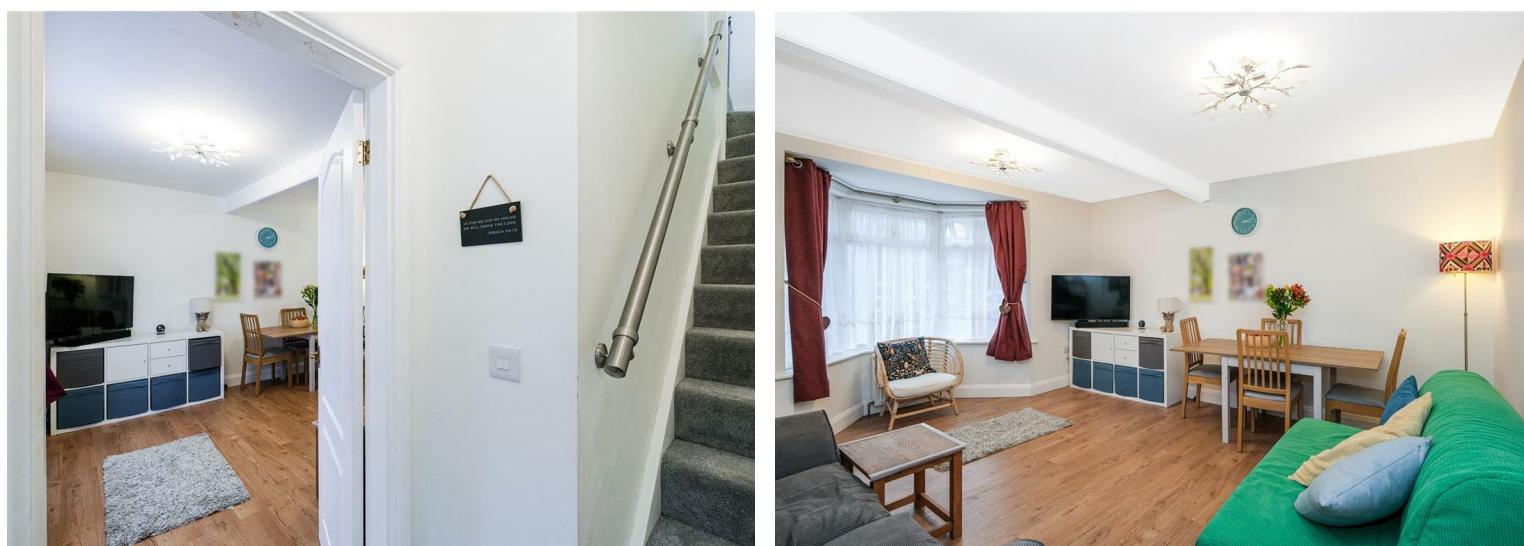
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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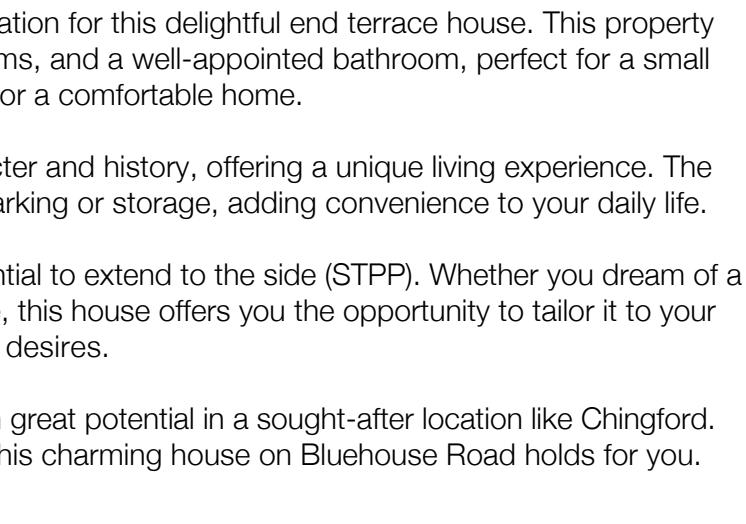
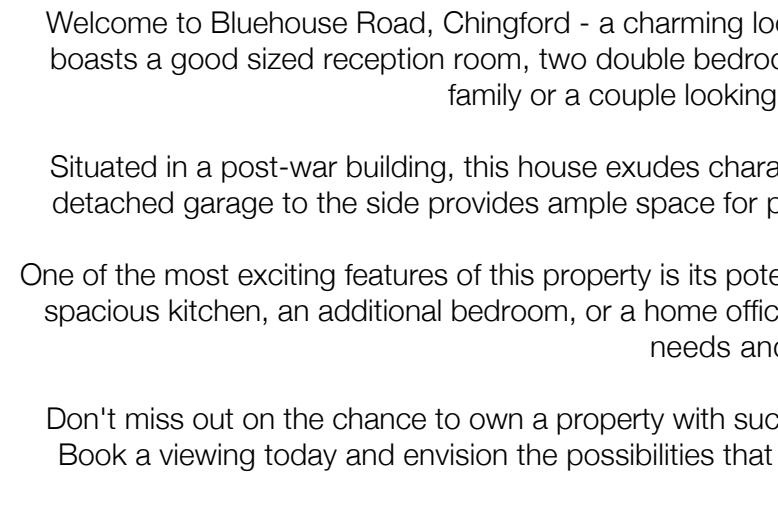
Bluehouse Road, Chingford, E4 6HP  
Offers Over £475,000 Freehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

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Welcome to Bluehouse Road, Chingford - a charming location for this delightful end terrace house. This property boasts a good sized reception room, two double bedrooms, and a well-appointed bathroom, perfect for a small family or a couple looking for a comfortable home.

Situated in a post-war building, this house exudes character and history, offering a unique living experience. The detached garage to the side provides ample space for parking or storage, adding convenience to your daily life.

One of the most exciting features of this property is its potential to extend to the side (STPP). Whether you dream of a spacious kitchen, an additional bedroom, or a home office, this house offers you the opportunity to tailor it to your needs and desires.

Don't miss out on the chance to own a property with such great potential in a sought-after location like Chingford. Book a viewing today and envision the possibilities that this charming house on Bluehouse Road holds for you.