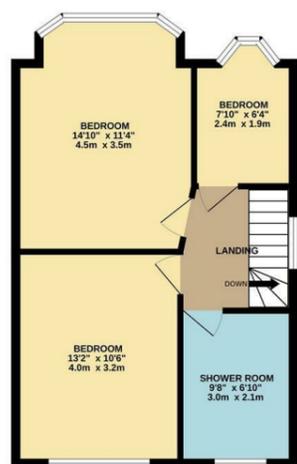




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors 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 Metropac C0025

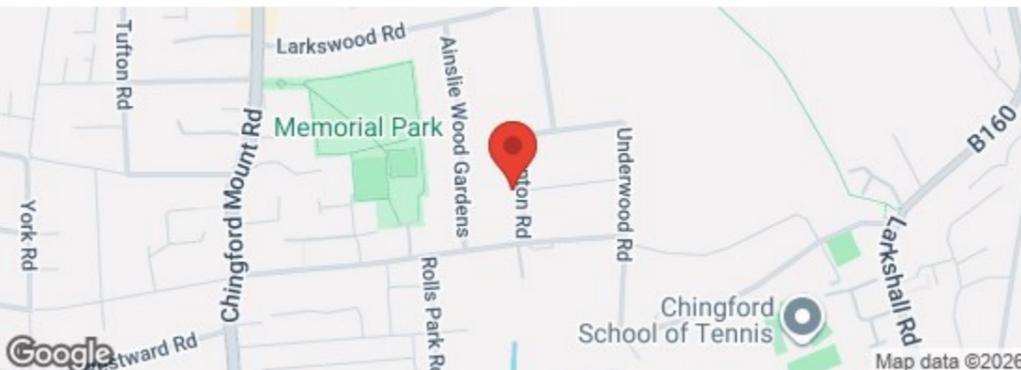
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1140.00 sq ft

CHURCHILL
estates

Lynton Road, Chingford, E4 9EA
£700,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	81
	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.

CHURCHILL
estates



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



Nestled in the sought-after area of Lynton Road, Chingford, this charming semi-detached house offers a delightful blend of comfort and potential. Spanning an impressive 1,140 square feet, the property boasts two spacious reception rooms, newly fitted kitchen perfect for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, this home is ideal for families or those looking for extra space.

The property features a well-appointed shower room and benefits from parking for up to three vehicles, a rare find in this desirable location. Built between 1930 and 1939, the house retains a sense of character while providing modern living conveniences.

One of the standout features of this home is its potential for extension, subject to planning permission, allowing you to tailor the space to your needs. Additionally, being chain-free simplifies the buying process, making it an attractive option for prospective homeowners.

Conveniently located within walking distance to Highams Park station, commuting to central London is both easy and efficient. This property presents an excellent opportunity for those seeking a family home in a vibrant community. With its appealing features and prime location, this semi-detached house on Lynton Road is not to be missed.

