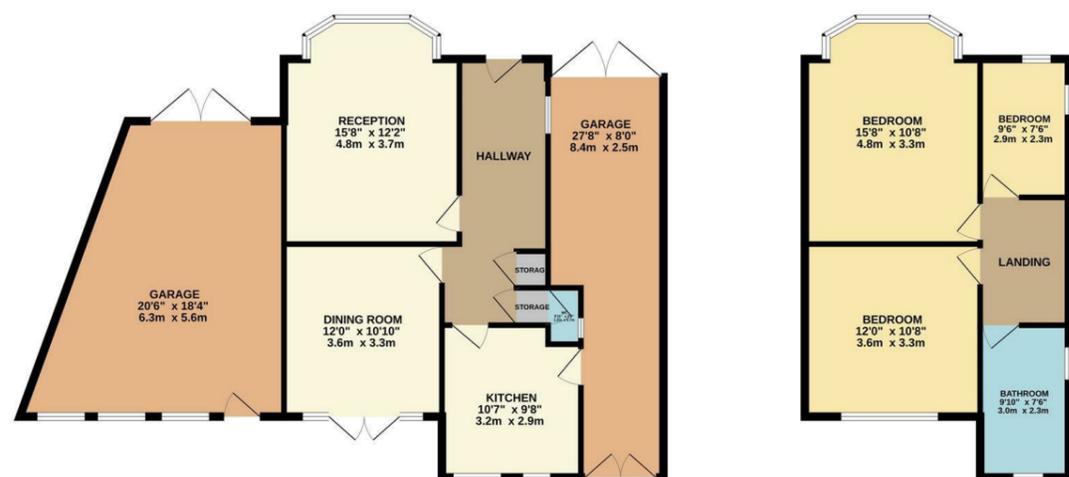




GROUND FLOOR  
1033 sq ft. (95.9 sq.m.) approx.

1ST FLOOR  
505 sq ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1538 sq.ft. (142.9 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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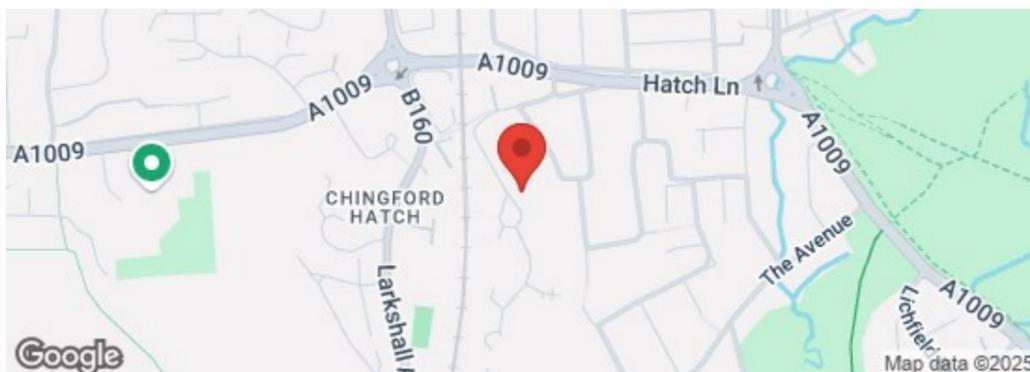
Council: Waltham Forest | Council Tax Band: | Floor Area: 1538.00 sq ft

**CHURCHILL**  
estates

Manor Way, Chingford, E4 6NW  
Offers Over £750,000 Freehold

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

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 61                      |           |
| (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.



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled in the desirable Cul de Sac of Manor Way, Chingford, this charming detached house offers a perfect blend of modern living and classic elegance. Spanning an impressive 1,538 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The home features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a comfortable guest room. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents. Also with garages to both sides the property offers huge potential to extend (STTP).

One of the standout features of this property is its original characteristics, which add a unique charm and character that is often sought after in today's market. These original features create a warm and inviting atmosphere, making it a delightful place to call home.

For those with vehicles, the property offers parking for multiple cars, a rare find in many urban settings. This added convenience is sure to appeal to families and professionals alike.

In summary, this detached house on Manor Way presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and character-filled home. With its prime location and generous living space, this property is not to be missed.

