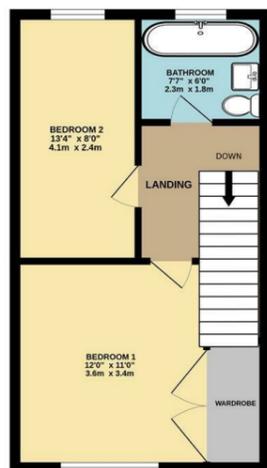
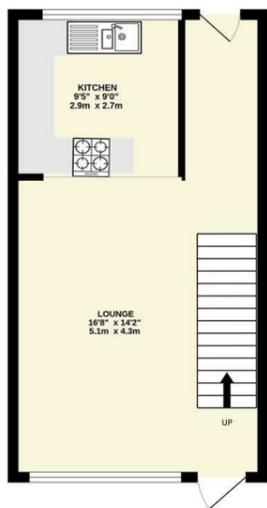




GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, legibility and appearance of these plans are not tested and no guarantee as to their accuracy or efficiency can be given.
Made with Floorplan Creator.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 701.00 sq ft

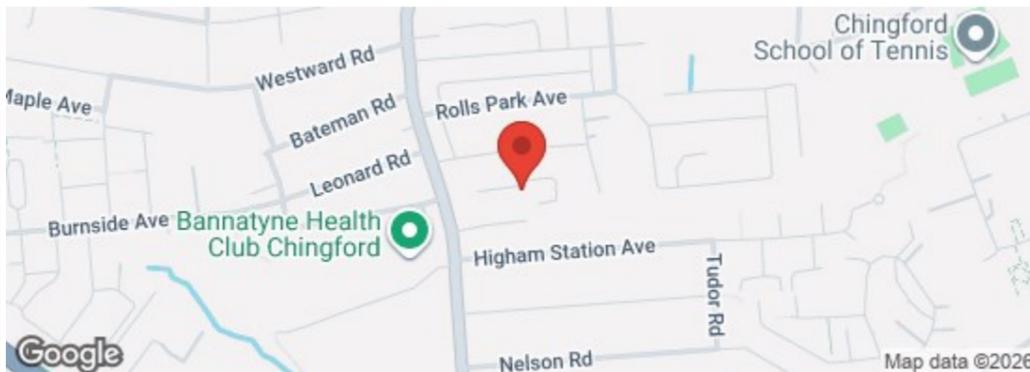


CHURCHILL
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Field Close, Chingford, E4 9DJ
£475,000 Freehold

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	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



Located in the charming area of Field Close, Chingford, this delightful two-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 701 square feet, the property is in excellent condition, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, featuring contemporary fittings that cater to all your culinary needs.

The first floor boasts two good-sized bedrooms, each offering ample space and natural light, ensuring a peaceful retreat at the end of the day. The bathroom is a standout feature, adorned with elegant marble tiles that add a touch of luxury to your daily routine.

Step outside to discover a south-facing rear garden, a delightful outdoor space that is perfect for enjoying sunny days. The garden also includes a modern outbuilding, which can serve as a versatile space for a home office, gym, or additional storage.

Conveniently located, this property is within easy reach of the A406 and M11 transport links, providing excellent connectivity to London and beyond. With its appealing features and prime location, this house is a wonderful opportunity for those seeking a comfortable and stylish home in Chingford.

