



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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained, measurements of doors, windows and rooms are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller and agent do not warrant the floor plan to be accurate and no guarantee is given as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D	43	
(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

Hall Lane, London, E4 8HW  
Asking Price £700,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Nestled on the charming Hall Lane in London, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. Boasting four generously sized double bedrooms, this property ensures ample room for relaxation and privacy. The two reception rooms provide versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings.

The large garden is a standout feature, offering a delightful outdoor retreat where children can play and adults can unwind amidst nature. Whether you envision summer barbecues or peaceful afternoons with a book, this garden is sure to meet your needs.

Convenience is key, as this home is situated close to excellent transport links and local amenities, ensuring that everything you need is just a stone's throw away. Additionally, the property includes a garage, providing secure parking and extra storage space.

This large four-bedroom house on Hall Lane is not just a place to live; it is a place to create lasting memories. With its spacious layout, beautiful garden, and prime location, it presents a wonderful opportunity for those seeking a comfortable and convenient lifestyle in London.

