



GROUND FLOOR  
431 sq. ft. (40.0 sq.m.) approx.



1ST FLOOR  
431 sq. ft. (40.0 sq.m.) approx.

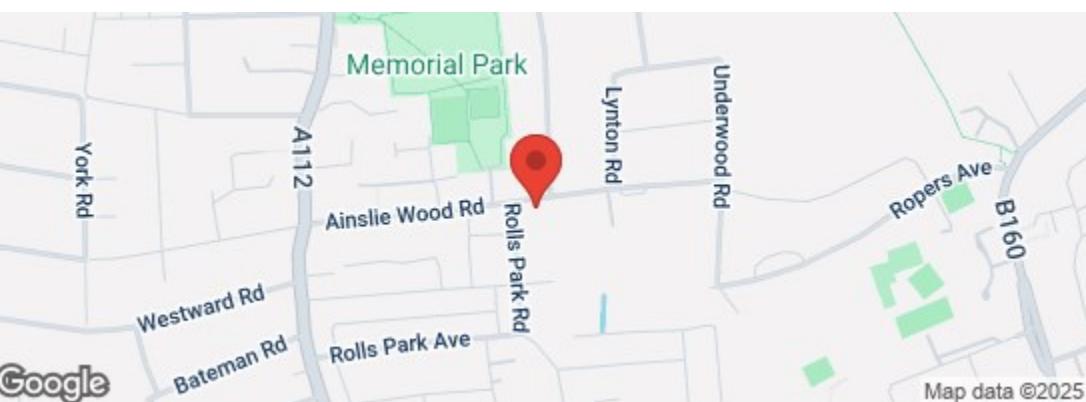


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## Ainslie Wood Road, Chingford, E4 9DD Offers Around £525,000 Freehold

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1084.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



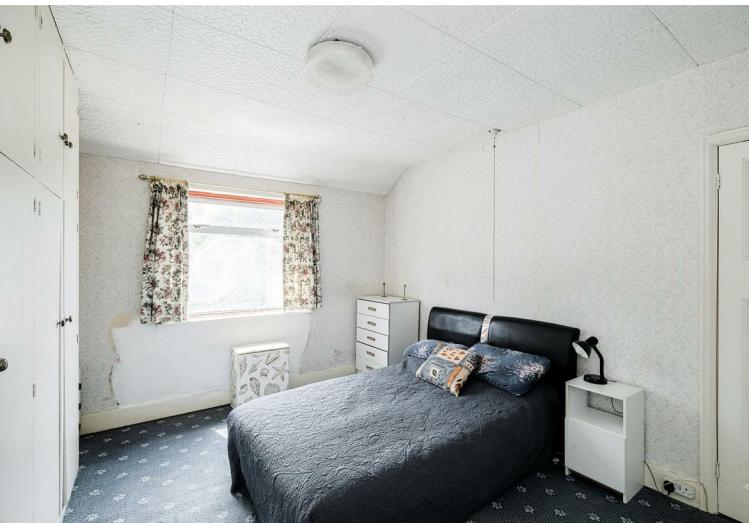
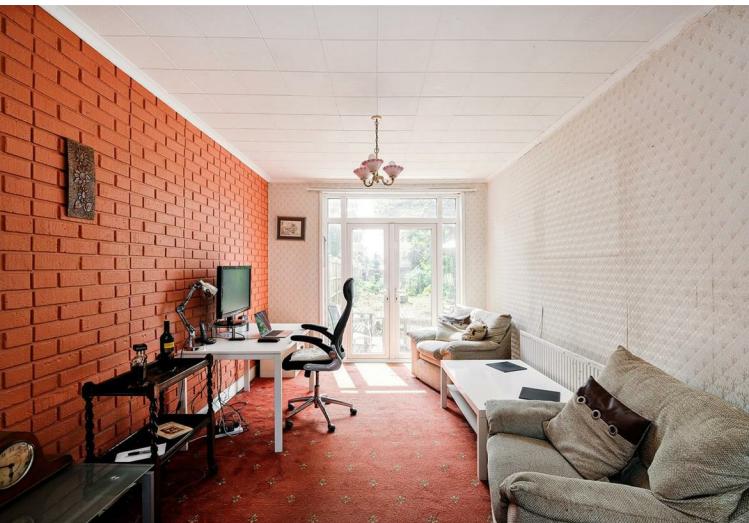
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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**



Welcome to this charming property on Ainslie Wood Road in the sought-after area of Chingford. This mid-terrace house boasts four bedrooms, ideal for a growing family, and offers ample space with one reception room to relax and entertain.

Although in need of modernisation, this property presents a fantastic opportunity to create a home tailored to your tastes and preferences. The two bathrooms provide convenience for busy mornings, and the good-sized garden is perfect for enjoying outdoor activities or simply unwinding in the fresh air.

Situated close to Ainslie Wood School, this home is ideal for families with children. Additionally, the proximity to Highams Park Station makes commuting a breeze, offering easy access to the city while still enjoying the tranquillity of suburban living.

Don't miss out on the chance to own a property in this popular location, where community spirit thrives, and amenities are within reach. Embrace the potential of this house and turn it into your dream home in the heart of Chingford.

