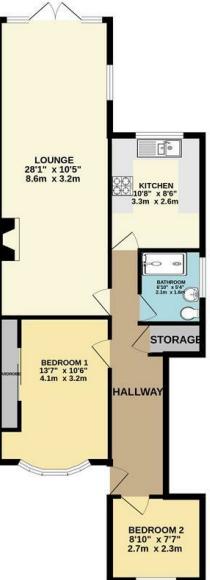




GROUND FLOOR
741 sq ft, (68.8 sq m.) approx.



TOTAL FLOOR AREA: 741 sq ft, (68.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the accuracy of the measurements and dimensions on inspection. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 741.00 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	
(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

Chase Gardens, Chingford, E4 8LB
Asking Price £375,000 Leasehold

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



CHURCHILL
estates

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



Nestled in the charming area of Chase Gardens, Chingford, this delightful ground floor two-bedroom maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 741 square feet, the property boasts a spacious reception room that invites relaxation and social gatherings.

The two well-proportioned bedrooms provide ample space for rest, while the modern shower room ensures a refreshing start to your day. One of the standout features of this home is the large rear garden, an ideal space for outdoor entertaining, gardening, or simply enjoying the fresh air.

For those with vehicles, the added benefit of a garage en bloc, providing extra storage or secure parking. Being chain-free, this maisonette presents a smooth transition for potential buyers, making it an attractive option for first-time buyers or those looking to downsize.

Chingford is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. This property is not just a home; it is a lifestyle choice, offering both tranquillity and accessibility. Don't miss the opportunity to make this charming maisonette your own.

