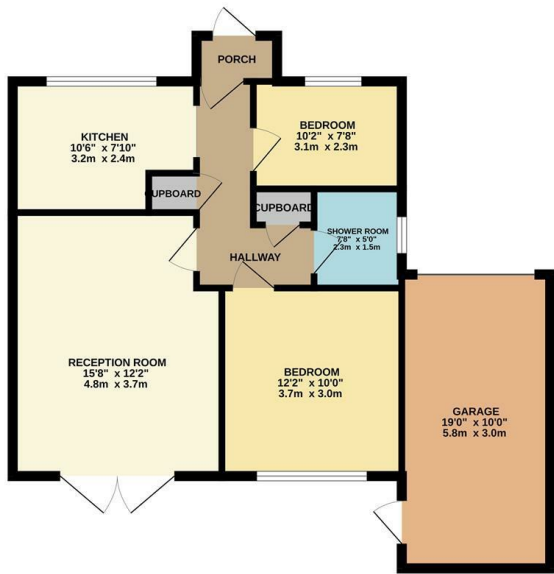





GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA - 683 sq.ft. (63.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions. This plan is for information only and should not be used as a basis for any decision. The actual layout and dimensions may vary from the plan and the actual area may be different. We do not warrant the accuracy of the floorplan and the actual area may be different. We do not warrant the accuracy of the floorplan and the actual area may be different. We do not warrant the accuracy of the floorplan and the actual area may be different.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 683.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>71</b>	
(1-20) <b>G</b>		
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



**CHURCHILL**  
estates

Soper Close, Chingford, E4 8NL  
£475,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**





Nestled in the tranquil Soper Close, Chingford, this charming bungalow offers a delightful living experience. With a well-proportioned 683 square feet of space, the property features two comfortable bedrooms, perfect for a small family or those seeking a peaceful retreat. The inviting reception room provides a warm atmosphere for relaxation and entertaining guests.

The bungalow boasts a well-appointed shower room, ensuring convenience and comfort for its residents. Additionally, the property includes parking for two vehicles, a valuable asset in this desirable area.

One of the standout features of this home is its proximity to Chase Lane Park, offering a wonderful opportunity for leisurely strolls and outdoor activities. The surrounding neighbourhood is known for its friendly community and accessibility to local amenities, making it an ideal location for both families and individuals alike.

Importantly, this property is being offered chain free, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize, invest, or find your first home, this bungalow presents an excellent opportunity in a sought-after location. Do not miss the chance to make this lovely property your own.

