



TOTAL FLOOR AREA : 1868sq.ft. (173.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 1868.00 sq ft

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Templeton Avenue, Chingford, E4 6SP
 £800,000 Freehold

Bedrooms: 6 | Reception Rooms: 1 | Bathrooms: 3

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	75	81
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



Nestled on the desirable Templeton Avenue in Chingford, this impressive end terrace house offers a remarkable living space of 1,868 square feet, making it much larger than the average property in the area. With six spacious bedrooms, this home is perfect for families seeking ample room to grow and thrive.

The property features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The large kitchen diner is a standout feature, providing a fantastic space for cooking and dining together, making it the heart of the home.

With three well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property also boasts parking for up to three vehicles, a valuable asset in this sought-after location.

Situated close to Chingford Mount, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and parks, making it an ideal spot for both relaxation and recreation.

This exceptional home combines space, comfort, and a prime location, making it a perfect choice for those looking to settle in a vibrant community. Do not miss the opportunity to make this splendid property your own.

