



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



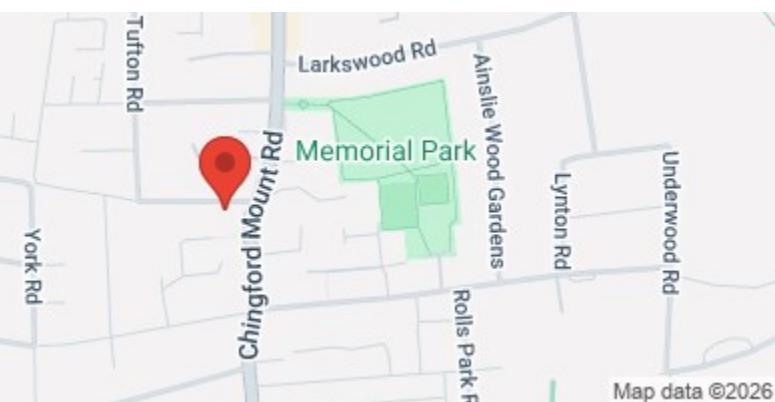
1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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. These details are for guidance only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6200

Council: Waltham Forest | Council Tax Band: D | Floor Area: 786.00 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	63	87
(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.

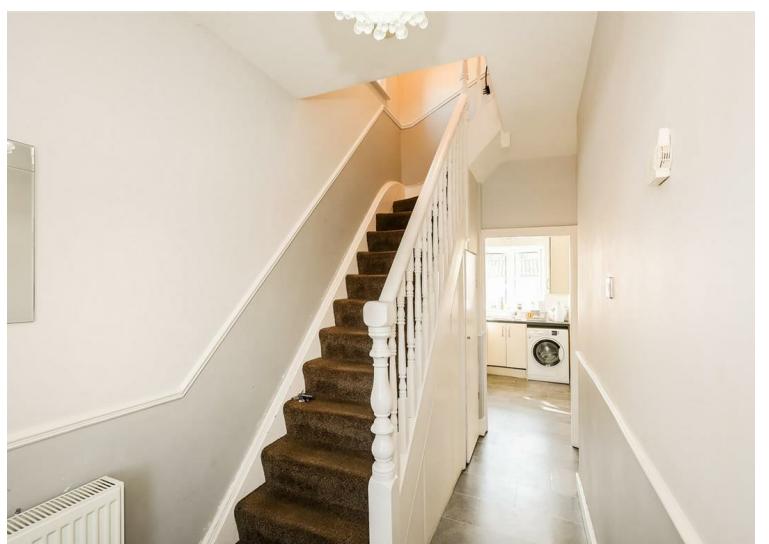
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Hampton Road, Chingford, E4 8NH  
Offers In Excess Of £500,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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

**CHURCHILL**  
estates



Nestled on the charming Hampton Road in Chingford, this delightful house offers a perfect blend of comfort and convenience. Spanning an inviting 786 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your individual needs.

The house boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Its location is particularly advantageous, being in close proximity to Chase Lane School, making it an excellent choice for families with children. Additionally, the vibrant Chingford Mount is just a short distance away, offering a variety of shops, restaurants, and local amenities to enhance your lifestyle.

This property presents a wonderful opportunity for those seeking a comfortable home in a desirable area. With its appealing layout and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this charming house your new home.

