

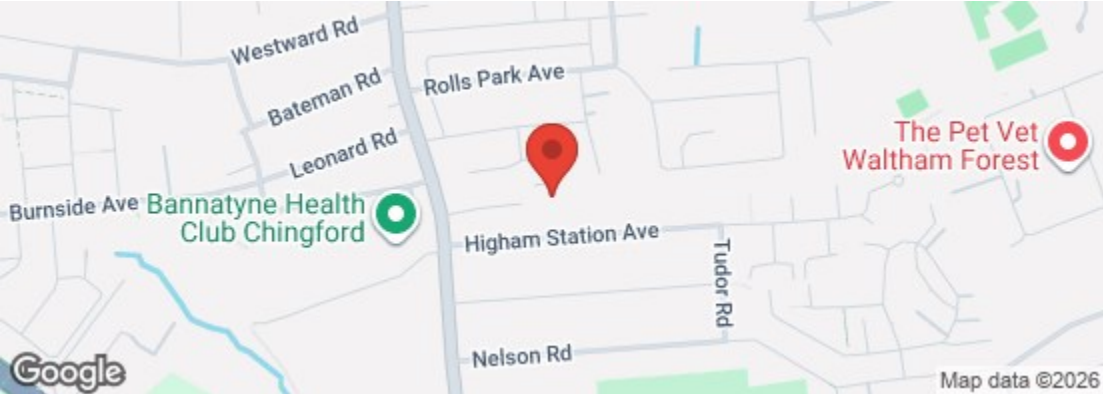
TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.

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: 1131.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		56
(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



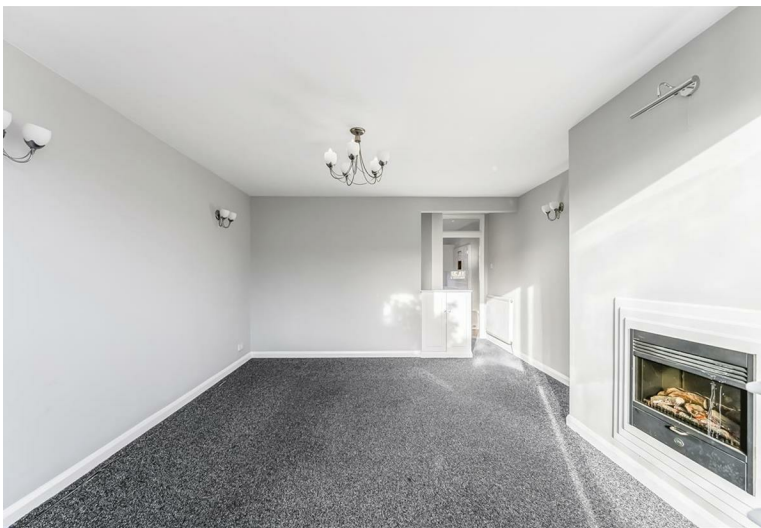
CHURCHILL
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Field Close, Chingford, E4 9DJ
Asking Price £550,000 Freehold

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



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



Nestled in the tranquil cul-de-sac of Field Close, Chingford, this charming mid-terrace house offers a blend of comfort and convenience. Spanning an impressive 1,131 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next. The property also boasts a loft room, which presents an excellent opportunity for additional storage or a creative space tailored to your needs.

The bathroom is well-appointed, catering to the needs of modern living, while the kitchen offers ample space for culinary pursuits. Outside, you will find parking for one vehicle, along with a garage en bloc, providing further convenience for storage or additional parking needs.

The location is particularly advantageous, with easy access to Chingford, Highams Park, and Walthamstow, allowing for a variety of shopping, dining, and recreational options. The property is chain-free, making it an attractive prospect for those looking to move in without delay.

In summary, this three-bedroom house in Field Close is a wonderful opportunity for anyone seeking a comfortable home in a peaceful setting, with the added benefit of excellent transport links and local amenities. Do not miss the chance to make this delightful property your own.

