



Approximate Gross Internal Area 707 sq ft - 66 sq m

Ground Floor Area 394 sq ft - 37 sq m

First Floor Area 313 sq ft - 29 sq m



Ground Floor

First Floor

Council: | Council Tax Band: | Floor Area: 707.00 sq ft



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Norbury Road, Chingford, E4 8JX

£500,000 Freehold

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

| 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 | |

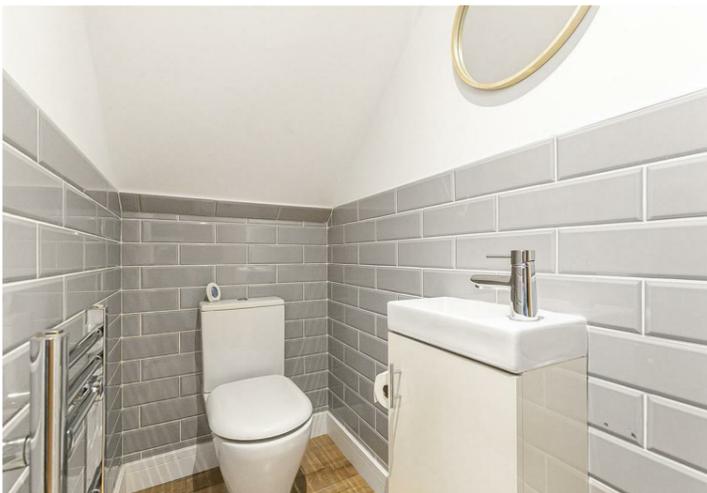


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



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



Nestled on the charming Norbury Road in Chingford, this delightful semi-detached house offers a perfect blend of modern living and convenience. Built approximately eight years ago, the property boasts a contemporary design and is well-maintained, making it an ideal choice for families or professionals seeking a comfortable home.

Spanning 707 square feet, the house features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The property comprises two well-proportioned bedrooms, ensuring ample space for rest and privacy. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is its proximity to Chase Lane School, making it an excellent option for families with children. The surrounding area is known for its community spirit and offers a range of local amenities, including shops, parks, and transport links, ensuring that everything you need is within easy reach.

This semi-detached house on Norbury Road presents a wonderful opportunity for those looking to settle in a vibrant and family-friendly neighbourhood. With its modern features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

