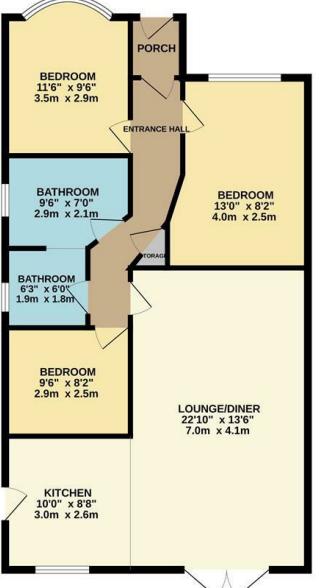




GROUND FLOOR
923 sq ft. (85.8 sq.m.) approx.



CHURCHILL
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 923.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(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**



Located in the charming area of Hall Lane, Chingford, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 923 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious extended lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The adjoining kitchen is designed for practicality and ease, ensuring that meal preparation is a pleasure. The bungalow also boasts a modern four-piece bathroom, offering both style and functionality.

For those with vehicles, the property includes parking for two cars, along with the added benefit of an attached garage, providing ample storage space or potential for further development.

Location is key, and this bungalow does not disappoint. It is situated in close proximity to Chase Lane Park, offering a lovely green space for outdoor activities and leisurely strolls. Families will appreciate the convenience of being near Chase Lane School, making the morning school run a breeze.

Additionally, the property enjoys easy access to the A406 and M11, ensuring that commuting to central London or beyond is straightforward.

This charming bungalow presents an excellent opportunity for those looking to settle in a peaceful yet accessible area. With its spacious layout and prime location, it is a must-see for anyone seeking a new home in Chingford.

