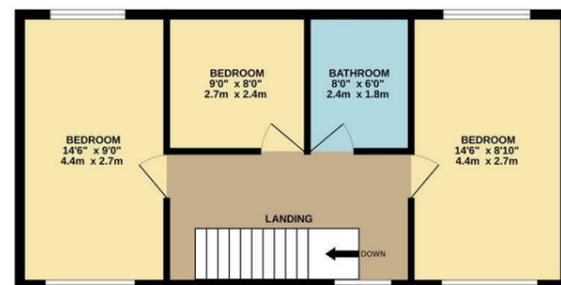




GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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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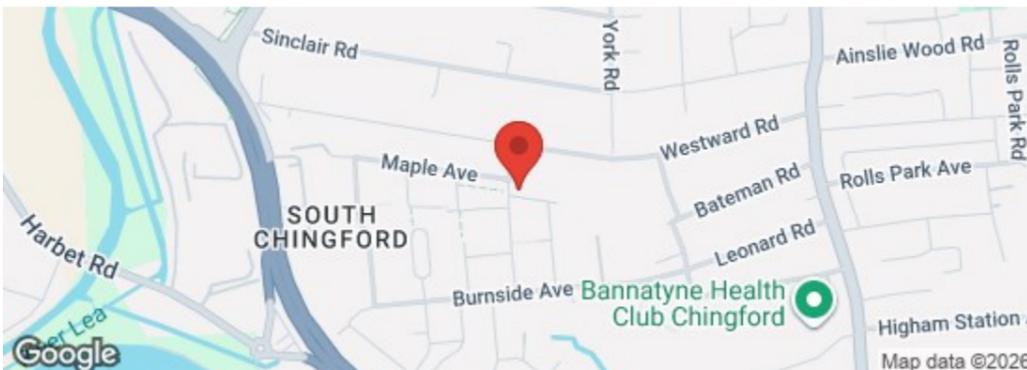
Council: Waltham Forest | Council Tax Band: C | Floor Area: 1107.00 sq ft

CHURCHILL
estates

Silver Birch Avenue, Chingford, E4 8QS
 Asking Price £500,000 Freehold

Bedrooms: 3 | 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		69	78
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



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



Located in the desirable area of Silver Birch Avenue, Chingford, this charming three-bedroom end of terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,107 square feet, the property boasts good-sized rooms that provide ample space for family living or entertaining guests.

The house is presented in excellent condition, ensuring that you can move in with ease and enjoy your new home from day one. The well-appointed bathroom and spacious bedrooms create a welcoming atmosphere, making it an ideal choice for families or those seeking extra room to grow.

One of the standout features of this property is the garage, complemented by off-street parking, providing both security and convenience for your vehicles. This is a rare find in the area, making daily life that much easier.

Additionally, the location is particularly appealing for families, as it is situated close to several good schools, ensuring that educational needs are well catered for. The surrounding neighbourhood is friendly and vibrant, offering a sense of community that is often sought after.

In summary, this three-bedroom end of terrace house on Silver Birch Avenue is a fantastic opportunity for anyone looking to settle in Chingford. With its excellent condition, spacious layout, and convenient parking, it is a property that should not be missed. We invite you to come and experience the charm of this lovely home for yourself.

