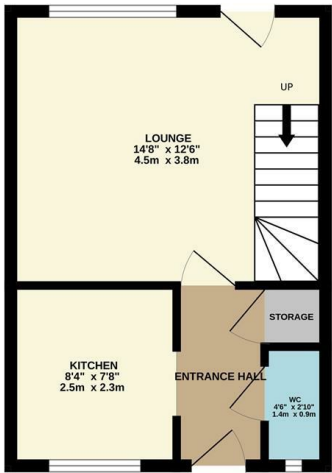
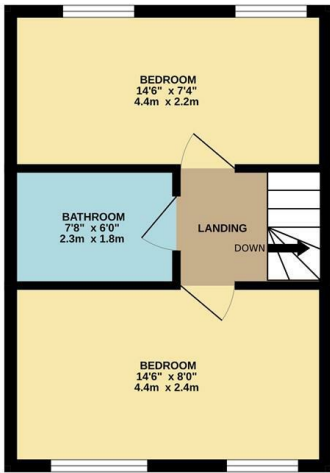




GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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: 592.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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Broad Oak Close, Chingford, E4 9AX
Offers In Excess Of £400,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Nestled in the charming area of Broad Oak Close, Chingford, this delightful end-terrace house presents an excellent opportunity for those seeking a modern and comfortable home. Recently refurbished, the property boasts a fresh and inviting atmosphere, making it ideal for both first-time buyers and those looking to downsize.

Upon entering, you will find a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The property also features a conveniently located ground floor W/C, enhancing the practicality of the living space.

The bathroom is well-appointed, ensuring that all your needs are met with style and comfort. The property benefits from allocated parking for one vehicle, a valuable asset in this desirable location.

Chingford is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This home offers a perfect blend of modern living in a tranquil setting, making it a wonderful choice for anyone looking to settle in this lovely part of London.

In summary, this end-terrace house on Broad Oak Close is a fantastic opportunity to acquire a recently refurbished property that combines comfort, convenience, and style. Do not miss the chance to make this charming house your new home.

