



TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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: 538.00 sq ft

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Frances Road, Chingford, E4 9DH
 £350,000 Leasehold

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		69	71
	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



Welcome to this charming property located on Frances Road in the desirable area of Chingford. This lovely maisonette offers a cosy retreat with 1 reception room, 2 bedrooms, and 1 bathroom spread across 538 sq ft of living space.

One of the standout features of this property is the convenience of having parking for 1 vehicle right at your doorstep, ensuring you never have to worry about finding a parking spot after a long day. Additionally, the property boasts its own garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

Situated in a peaceful neighbourhood, this maisonette provides a tranquil escape from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. The off-street parking adds an extra layer of convenience, making this property a true gem in the heart of Chingford.

Don't miss out on the opportunity to make this delightful maisonette your new home. Contact us today to arrange a viewing and experience the charm of Frances Road for yourself.

