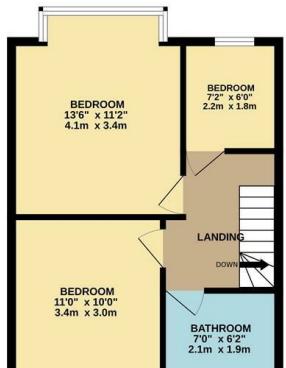
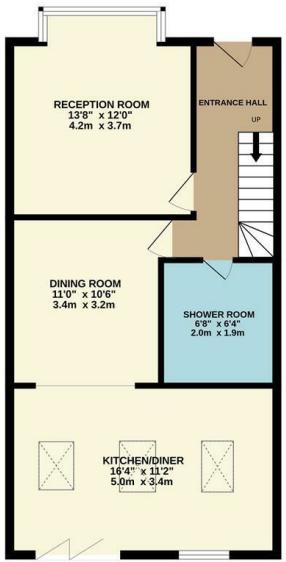




GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq ft (93.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures 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.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1005.00 sq ft

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.



**CHURCHILL**  
estates

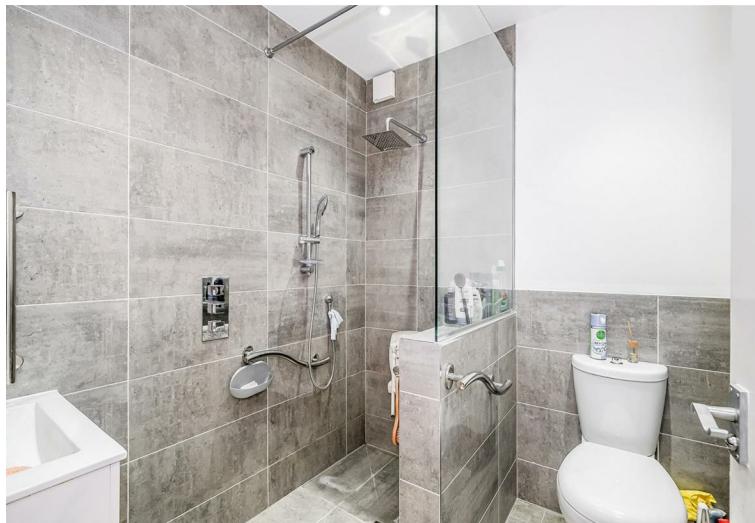
Hampton Road, Chingford, E4 8NS  
Offers In Excess Of £535,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



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

**CHURCHILL**  
estates



Nestled on the desirable Hampton Road in Chingford, this charming house offers a perfect blend of comfort and modern living. Spanning an impressive 1,005 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 reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen diner is a standout feature, designed to cater to both culinary enthusiasts and social gatherings. This area is not only functional but also stylish, ensuring that meal times are a pleasure.

The property boasts two bathrooms, including a convenient ground floor shower room, which adds to the practicality of the home. This thoughtful layout ensures that morning routines run smoothly, accommodating the needs of busy households.

Outside, the property offers ample parking for up to two vehicles, a rare find in this area, providing both convenience and peace of mind.

With its excellent location in Chingford, residents will enjoy easy access to local amenities, parks, and transport links, making it a fantastic choice for those looking to settle in a vibrant community. This house is a wonderful opportunity for anyone seeking a comfortable and modern living space in a sought-after area.

