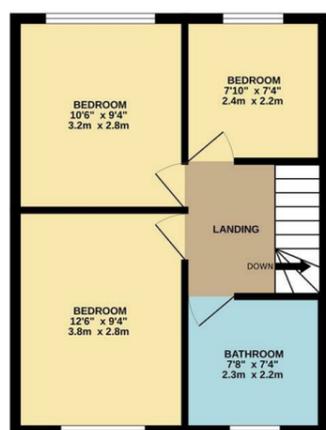




GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



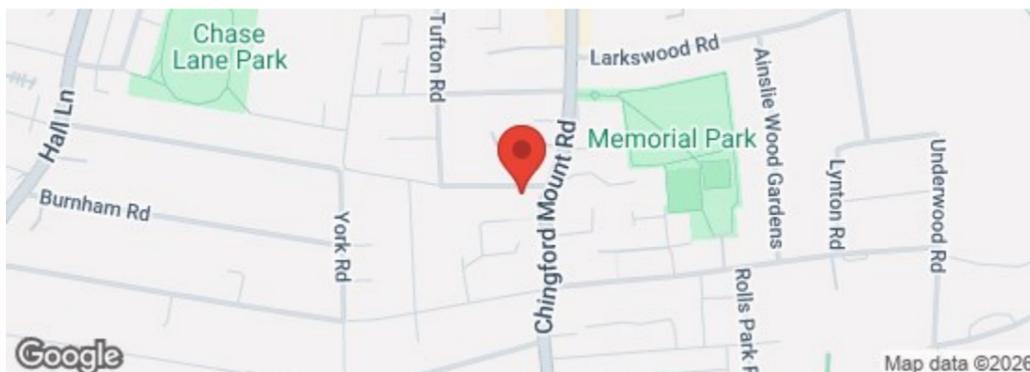
TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
Made with Metropac (2022)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 786.00 sq ft

**CHURCHILL**  
estates

Hampton Road, Chingford, E4 8NH  
Offers In Excess Of £500,000 Freehold  
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
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



Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled on the charming Hampton Road in Chingford, this delightful house offers a perfect blend of comfort and convenience. Spanning an inviting 786 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your individual needs.

The house boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Its location is particularly advantageous, being in close proximity to Chase Lane School, making it an excellent choice for families with children. Additionally, the vibrant Chingford Mount is just a short distance away, offering a variety of shops, restaurants, and local amenities to enhance your lifestyle.

This property presents a wonderful opportunity for those seeking a comfortable home in a desirable area. With its appealing layout and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this charming house your new home.

