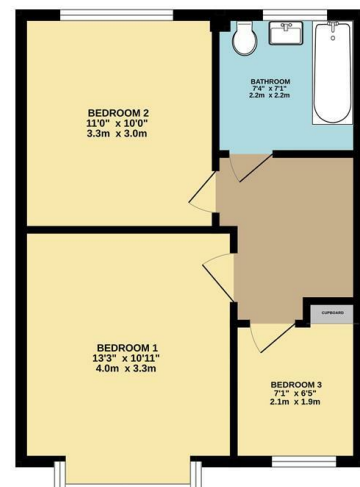
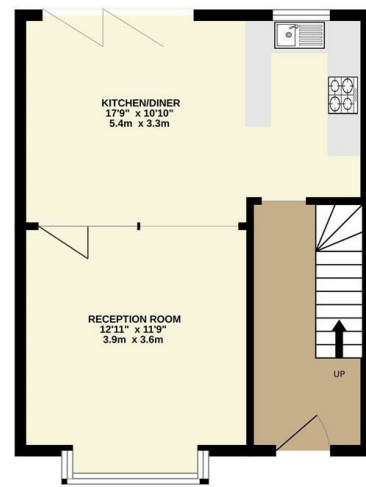


GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooks 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 Metropix C2025.

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

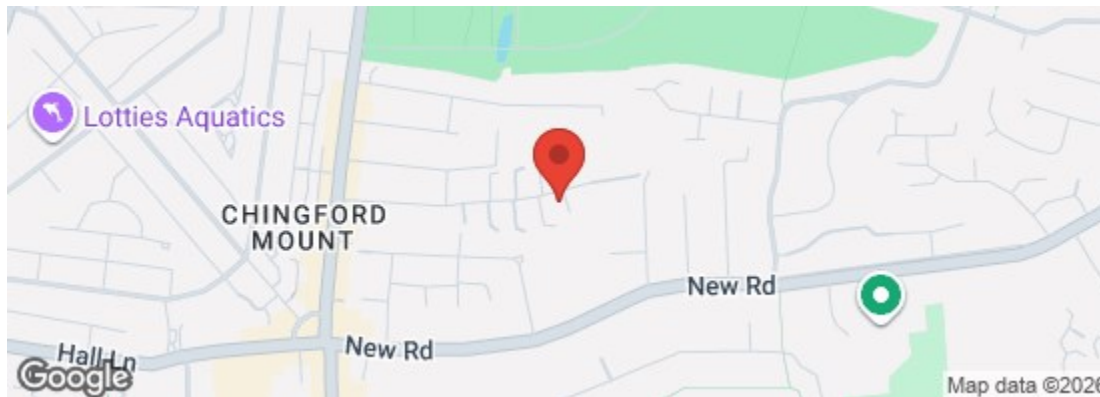


CHURCHILL
estates

Templeton Avenue, Chingford, E4 6SP
Asking Price £550,000 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		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 on Templeton Avenue in Chingford, this immaculate mid-terrace house has been newly refurbished to a high standard, offering a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious home.

The heart of the house is the inviting kitchen diner, which provides an excellent space for both cooking and entertaining. The layout is designed to maximise light and space, creating a warm and welcoming atmosphere. Additionally, the property benefits from rear access, enhancing convenience for everyday living.

Location is key, and this home does not disappoint. It is situated close to Chingford Mount, where you will find a variety of shops and excellent transport links, making commuting a breeze. Families will appreciate the proximity to good schools, ensuring that educational needs are well catered for.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community with all the necessary amenities at their doorstep. With its stylish refurbishment and prime location, this house is ready to welcome its new owners. Don't miss the chance to make this delightful home your own.

