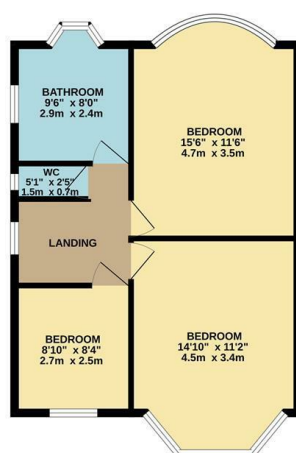
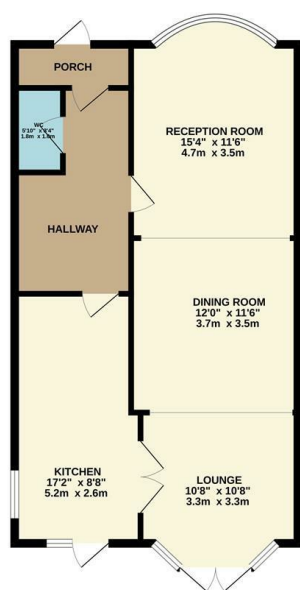




GROUND FLOOR  
691 sq. ft. (64.2 sq. m.) approx.

1ST FLOOR  
529 sq. ft. (49.1 sq. m.) approx.



TOTAL FLOOR AREA: 1220 sq. ft. (113.3 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the floor area measurements, measurements of floors, walls, ceilings and other areas are approximate and do not necessarily include the area of any external garden, driveway, or other areas. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The correct figures will appear on the title deeds and the agent will not be held responsible for any errors or omissions. Measurements are given to the nearest millimetre.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1220.00 sq ft

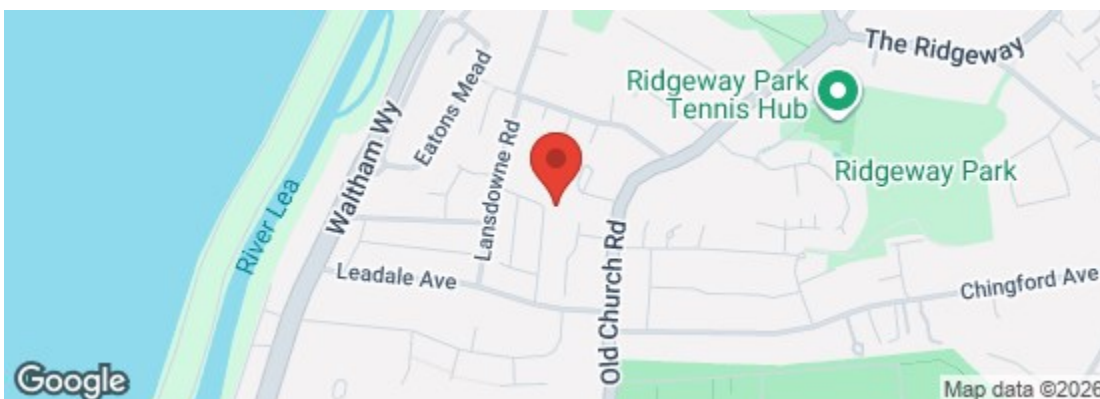
**CHURCHILL**  
estates

St Catherine's Road, Chingford, E4 8AU

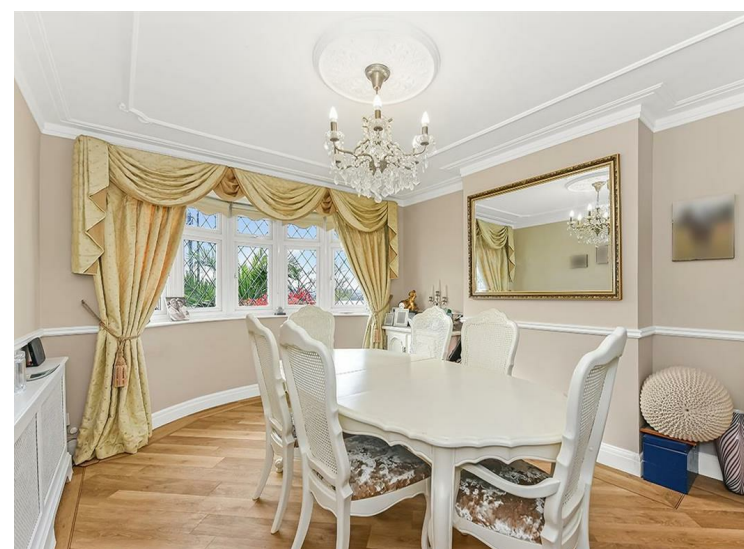
Offers Over £700,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</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>England &amp; Wales</b>		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 picturesque St. Catherine's Road in Chingford, this semi-detached house offers a delightful blend of space and comfort. With a generous 1,220 square feet of living area, this property is much larger than the average home in the area, making it an ideal choice for families or those seeking extra room to breathe.

The house boasts three well-proportioned reception rooms, providing ample space for relaxation, entertaining, or even a home office. The three bedrooms are thoughtfully designed to ensure a peaceful retreat at the end of the day. Additionally, the property features a conveniently located ground floor WC, enhancing its practicality for everyday living.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points. Whether you are sipping your morning coffee or unwinding in the evening, the picturesque surroundings will surely enhance your living experience.

For those with vehicles, the property offers parking for up to four vehicles, a rare find in this desirable location. This feature adds to the convenience and appeal of the home, making it easy for you and your guests to come and go as you please.

In summary, this semi-detached house on St. Catherine's Road presents an excellent opportunity for anyone looking for a spacious and inviting home in Chingford. With its ample reception space, well-sized bedrooms, and stunning views, it is a property that truly deserves your attention.

