

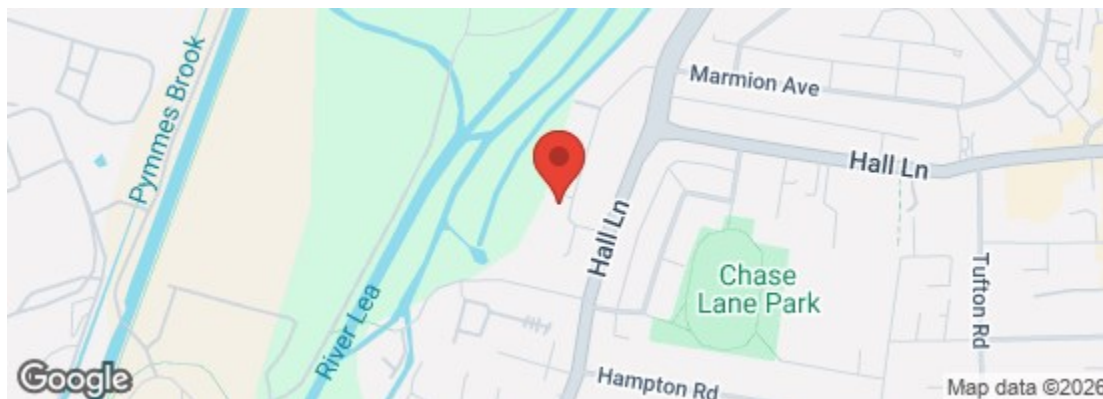


Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft

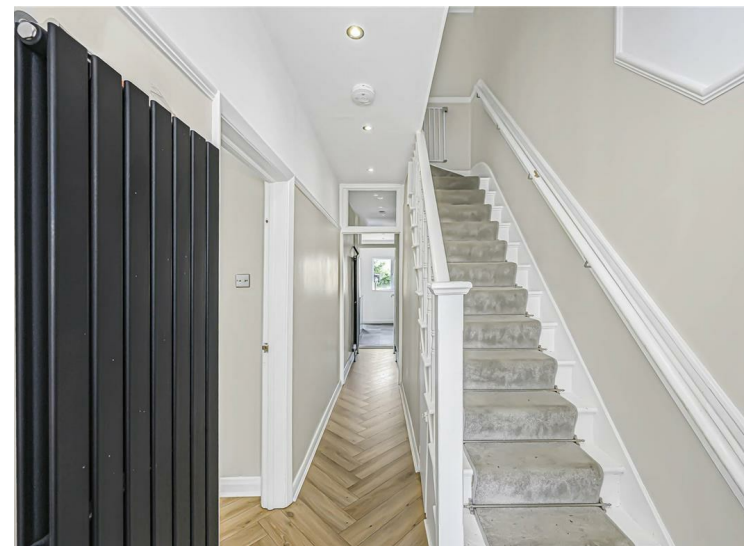
CHURCHILL
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Russell Road, Chingford, E4 8HA
Offers In Excess Of £550,000 Freehold
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.



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



Located on the desirable Russell Road in Chingford, this charming house offers a perfect blend of comfort and convenience. With three well-appointed bedrooms, this property is ideal for families or those seeking extra space. The home is in excellent condition, ensuring a welcoming atmosphere from the moment you step inside.

The property features a spacious through lounge that seamlessly connects to an extended kitchen, providing an ideal setting for both relaxation and entertaining. The layout is thoughtfully designed, with a first-floor bathroom and a convenient downstairs W/C, catering to the needs of modern living.

Outside, you will find a driveway that accommodates parking for one vehicle, adding to the practicality of this lovely home. The location is particularly advantageous, with close proximity to the A406 and M11, making commuting and travel straightforward.

This house on Russell Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are looking to settle down or invest, this property is sure to impress.

