



TOTAL FLOOR AREA: 2070 sq.ft. (192.4 sq.m.) approx.
 Whilst 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.
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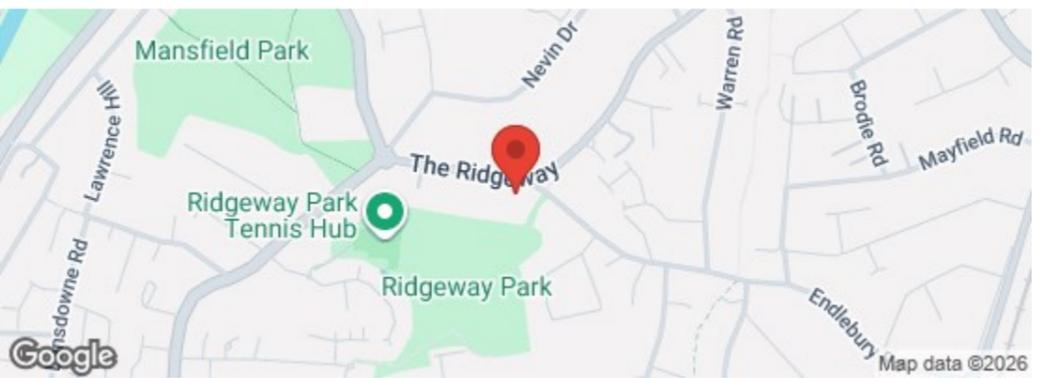
Council: Waltham Forest | Council Tax Band: F | Floor Area: 2070.00 sq ft

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The Ridgeway, North Chingford, E4 6QU
 £1,150,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

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	
		64	77

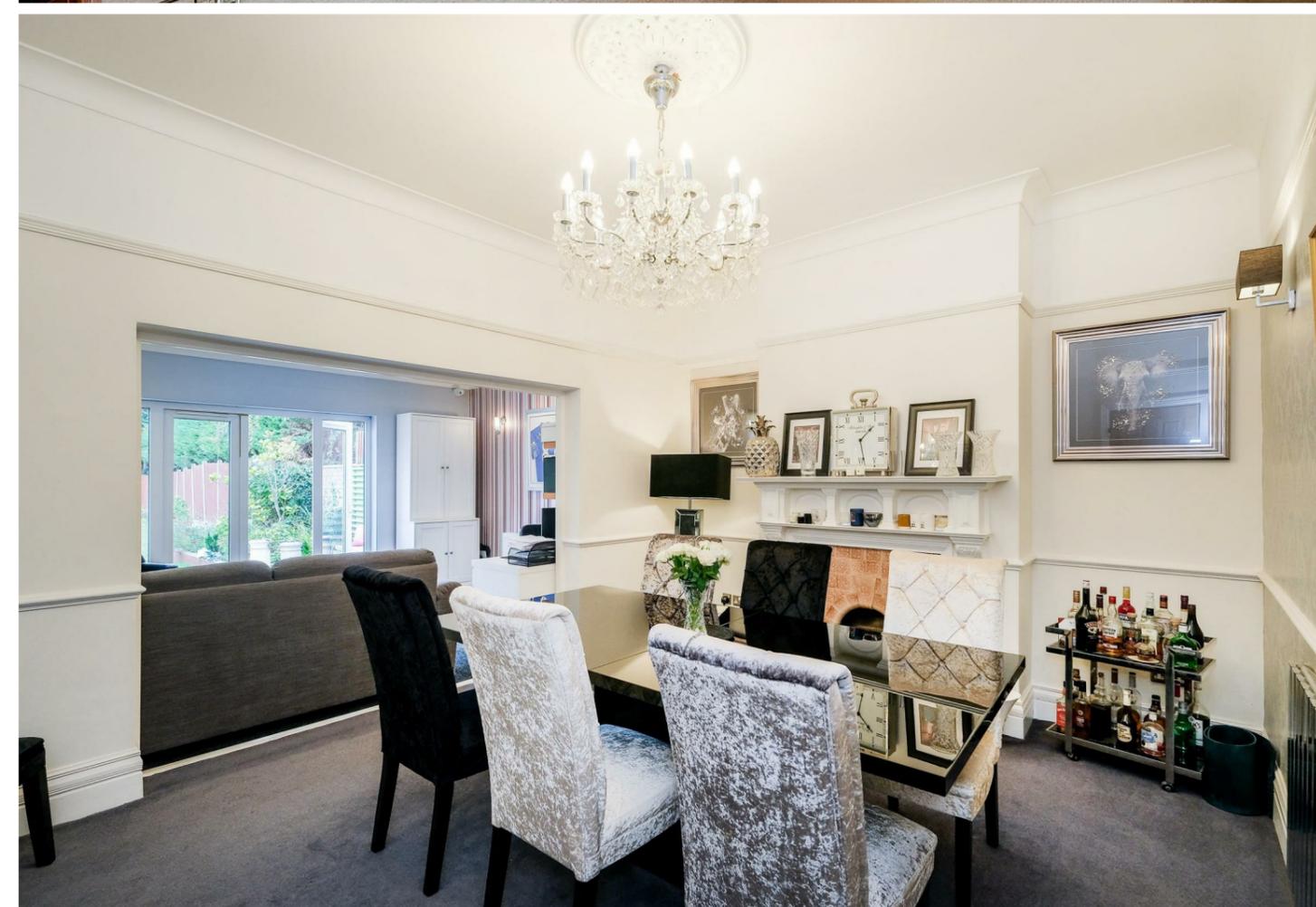


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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 8529 5500** Email: northchingford@wearechurchills.co.uk



CHARACTER AND STYLE!!! We are delighted to offer this superbly spacious extended four bedroom, two bathroom double and brick fronted end terraced Edwardian house which is situated in the sought after North Chingford location and is accessible to the main line station and all local amenities including schools and bus routes. The property which retains much of its original character is packed with many fine features including large 18ft x 11ft integral garage via own driveway with ample off street parking with electronic security gates, beautiful extended kitchen diner/family room, two large reception rooms, superb and large approx 150ft south facing rear garden with side access and backing onto Ridgeway park, utility room, large first floor family bathroom, additional en suite bathroom, ground floor wc and we feel would make an ideal home for the growing family. So do not delay and call us today for an early internal viewing.

EPC Rating D

Council Tax Band F