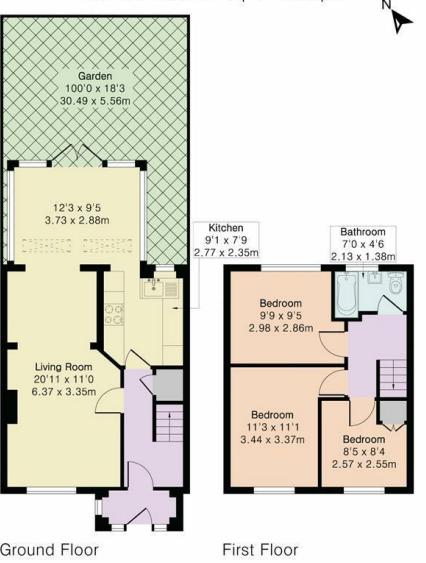




Approximate Gross Internal Area 864 sq ft - 80 sq m
Ground Floor Area 506 sq ft - 47 sq m
First Floor Area 358 sq ft - 33 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest standard of measurement, measurements for rooms and areas are given in good faith and no guarantee is given against omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Council: Waltham Forest | Council Tax Band: D | Floor Area: 864.00 sq ft

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.



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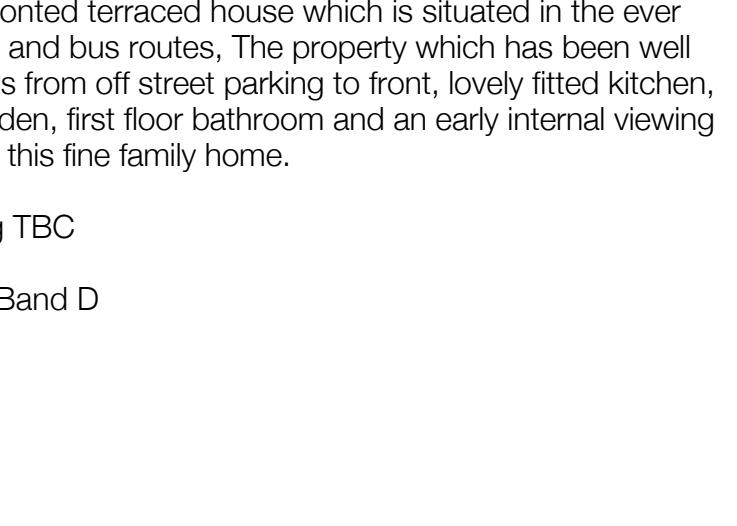
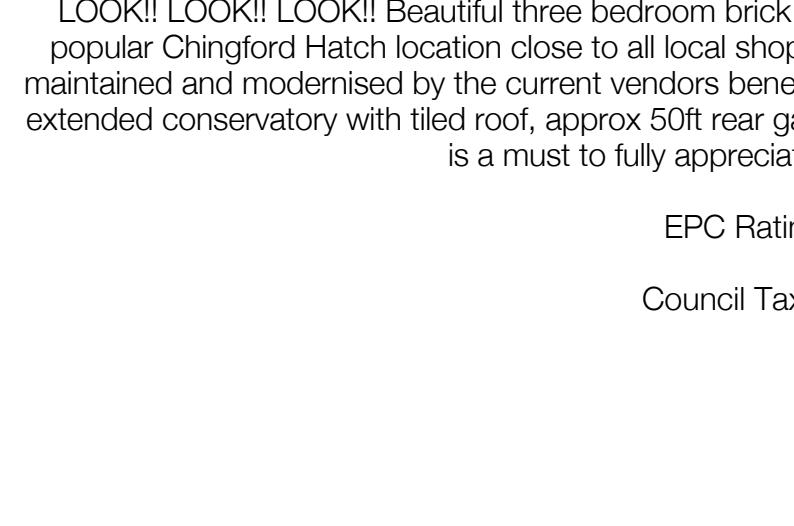
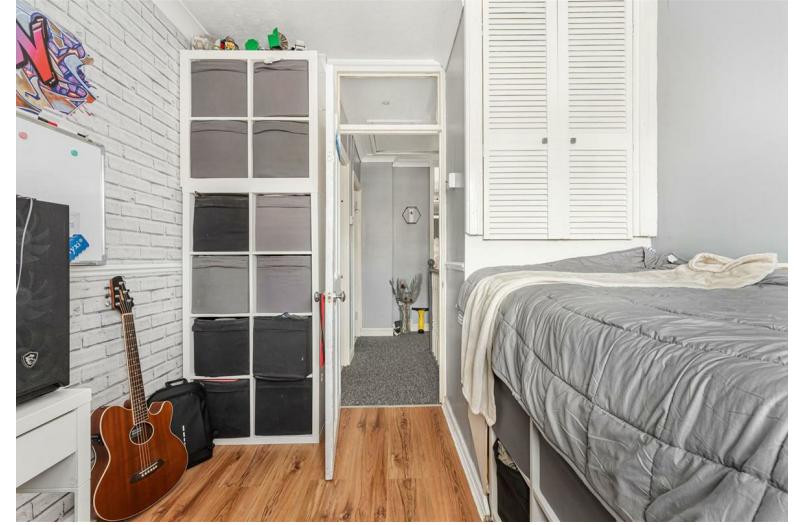
Otterbourne Road, Chingford, E4 6LL
Offers Over £475,000 Freehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**

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LOOK!! LOOK!! LOOK!! Beautiful three bedroom brick fronted terraced house which is situated in the ever popular Chingford Hatch location close to all local shops and bus routes. The property which has been well maintained and modernised by the current vendors benefits from off street parking to front, lovely fitted kitchen, extended conservatory with tiled roof, approx 50ft rear garden, first floor bathroom and an early internal viewing is a must to fully appreciate this fine family home.

EPC Rating TBC

Council Tax Band D