



Council: Waltham Forest | Council Tax Band: F | Floor Area: 1324.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	53
(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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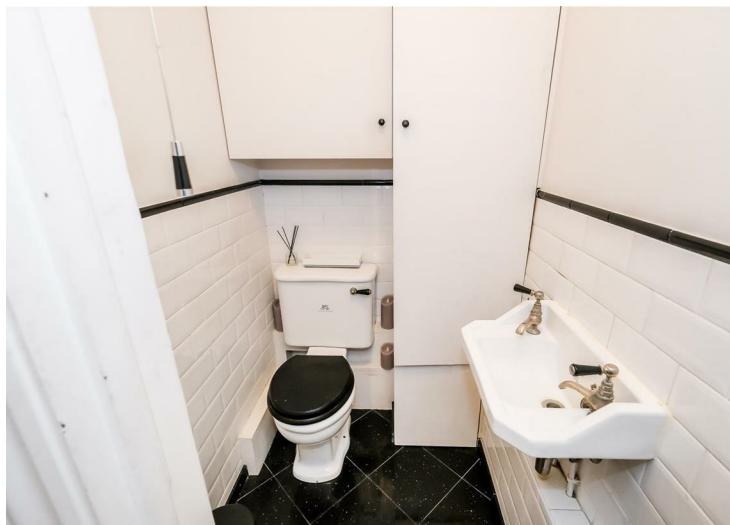


Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**

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Beresford Road, North Chingford, E4 6EE
Offers Over £900,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



SPACE AND LOCATION!!! Superbly spacious four bedroom semi-detached house which is situated in the heart of North Chingford only moments away from the main line station. The property which has been well maintained and modernised by the present vendors boasts many fine features including off street parking to front, beautiful and extended kitchen diner/family room with bi-fold doors onto a large approx 100ft west facing rear garden with side access and a large outhouse with power and lighting, first floor family bathroom, additional ground floor wc and we feel would make an ideal family home. So do not delay and call us today for an early internal inspection.

EPC Rating E

Council Tax Band F

