

TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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: 2058.00 sq ft

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



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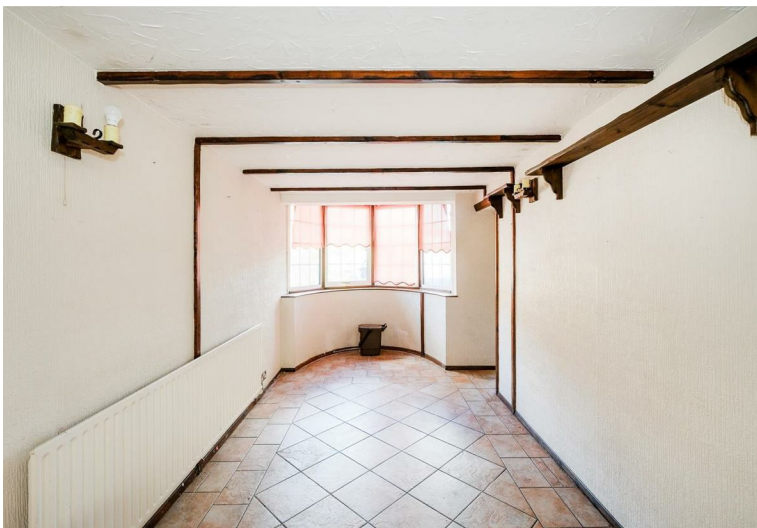
Beresford Road, North Chingford, E4 6EF  
£1,050,000 Freehold

Bedrooms: 6 | Reception Rooms: 3 | Bathrooms: 2



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





SPACE AND LOCATION!!! Do not miss out on this exceptionally spacious five bedroom, two bathroom semi detached house which is situated in the heart of North Chingford and only a short walk to the main line station. The property which is being offered with no onward chain benefits from a large double integral garage via a large sweeping in and out driveway with ample off street parking, three reception rooms, approx 50ft x 60ft rear garden, additional garage to rear, first floor family bathroom, additional en suite shower room, ground floor wc and an early internal viewing is a must to fully appreciate this fine family home.

EPC Rating E

Council Tax Band F

