

TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprint 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. Made with Metropac (2024)

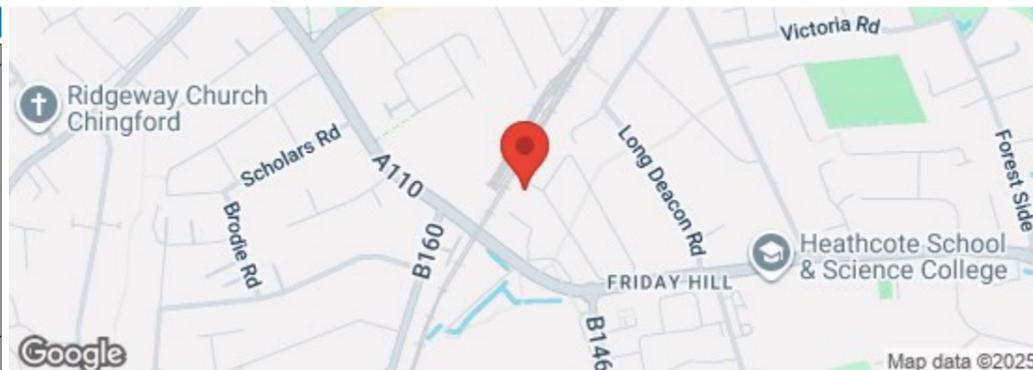
Council: Waltham Forest | Council Tax Band: D | Floor Area: 895.00 sq ft

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Whitehall Gardens, North Chingford, E4 6EH
Offers Over £550,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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



IDEAL FAMILY HOME!!! Three bedroom terraced house which is tucked away in this no through road location in the sought after North Chingford location and only a short walk to the main line station. The property which has been well maintained and modernised by the present vendors benefits from two reception rooms, lovely fitted kitchen, first floor bathroom, separate wc, beautiful and large approx 80ft rear garden and we feel would make an ideal family home.

EPC Rating D

Council Tax Band D

