



Floor plans produced in accordance with RICS Property Measurement 2nd Edition. Through Pink Plan Ltd ensures the highest level of accuracy, measurements are taken to the nearest centimetre and no liability is accepted for any error or 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.

CHURCHILL
estates

Council: Waltham Forest | Council Tax Band: E | Floor Area: 968.00 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	73	80



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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Faversham Avenue, North Chingford, E4 6DT
£500,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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



LOCATION WITH POTENTIAL!!! Do not miss out on this three bedroom semi detached house which is tucked away in this quiet residential no through road in the heart of North Chingford adjacent to the forest and only a short walk to the main line station. The property which is being offered with no onward chain is in need of internal modernisation but offers superb future potential and benefits from garage en bloc, two reception rooms, spacious kitchen, approx 30ft rear garden with pedestrian side access, three good size bedrooms, spacious first floor shower room, additional ground floor wc and an early internal viewing is a must to fully appreciate the potential this fine property has to offer.

EPC Rating C

Council Tax Band E

