



Beautiful four bedroom, two bathroom semi-detached house.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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.  
 Made with Metropix 02022



## Balgonie Road, North Chingford, E4 7HL

Offers Over £700,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	78
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



Freehold  
 EPC Rating D  
 Council Tax Band E

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.



To view call **020 8529 5500**  
 Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

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CHARACTER AND STYLE BEAUTIFUL FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED HOUSE which is situated in this quiet cul-de-sac location in the heart of North Chingford and is only a SHORT WALK TO THE MAIN LINE STATION. The property which RETAINS MUCH OF THE ORIGINAL CHARM boasts many fine features including DETACHED GARAGE VIA SHARED DRIVEWAY, OFF STREET PARKING TO FRONT, LOVELY APPROX 50FT REAR GARDEN, SPACIOUS FAMILY BATHROOM, ADDITIONAL EN-SUITE SHOWER ROOM and we feel would make an IDEAL FAMILY HOME.

EPC Rating D

Council Tax Band E

