



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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.



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

Lovely four bedroom, two bathroom terraced house which is situated in the heart of North Chingford and only a short walk to the main line station - Large Through Lounge - First Floor Bathroom - Additional Ground Floor Shower Room - Approx 40ft Rear Garden - Good Sized Bedrooms - Fitted Kitchen.



**Pretoria Road, North Chingford, E4 7HA**  
**Offers Over £625,000 Freehold**



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LOCATION!! LOCATION!! - Lovely four bedroom, two bathroom terraced house which is situated in the heart of North Chingford and only a short walk to the main line station. The property benefits from a large through lounge, first floor family Bathroom, additional ground floor shower room, approx 40ft rear garden, fitted kitchen, good size bedrooms and we feel would make an ideal family home.

EPC Rating D  
Council Tax Band D