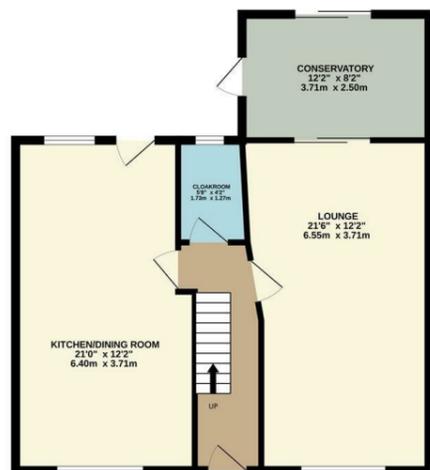




GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 (2024)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1257.00 sq ft

CHURCHILL
estates

Groveside Road, Chingford, E4 6HG
£600,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



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
	67
	79



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

Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



A rare opportunity to purchase this superbly spacious and extended Four Bedroom End Of Terraced house which is situated close to forest land & popular local schooling for all ages - Off Street Parking to front -Three WC's - Large Kitchen/Diner - Double Glazed Conservatory - 21ft Lounge - Low Maintenance Rear Garden - Utility area via ground floor WC - This property would make a great family home & we highly recommend an early appointment to view to fully appreciate the amount of accommodation on offer.

EPC Rating D

Council Tax Band D

