



Beautiful and spacious four bedroom mock tudor semi-detached house
 | Three Reception Rooms | Garage Via Own Drive | Ample Off Street Parking |
 Large Approx 100ft Rear Garden | Spacious First Floor Bathroom | Additional
 Top Floor WC. | Storage Cellar



College Gardens, North Chingford, E4 7LG

£850,000 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	60
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



Freehold
 EPC Rating D
 Council Tax Band F

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

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BEAUTY AND STYLE!!! Beautiful and spacious four bedroom, three reception room mock tudor semi-detached house which is situated in the sought after North Chingford location and is accessible to all local amenities and is also in the Chingford Foundation school catchment area. The property which is being offered with no onward chain boasts many fine features including garage via own driveway with ample off street parking, three reception rooms, large approx 100ft rear garden, four good sized bedrooms, spacious first floor family bathroom with separate wc, additional top floor wc, Storage Cellar and we feel would make an ideal family home.

EPC Rating D

Council Tax Band F

