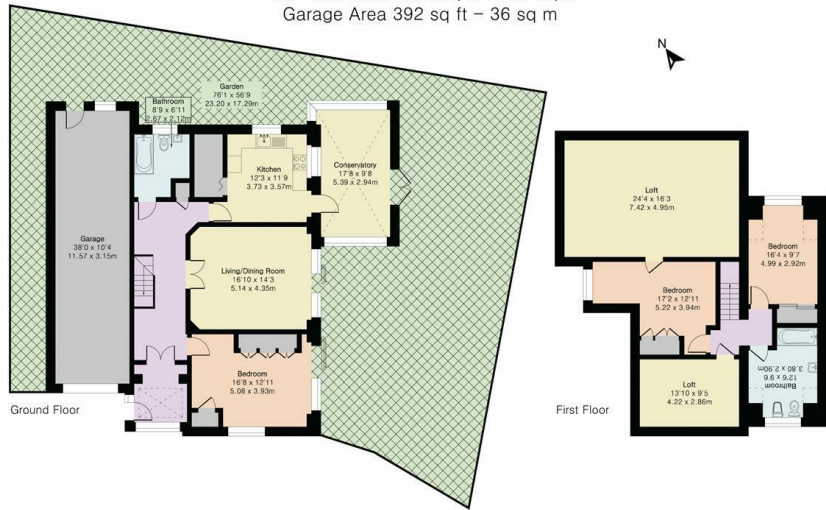




Approximate Gross Internal Area 2276 sq ft - 212 sq m  
(Excluding Garage)  
Ground Floor Area 1191 sq ft - 111 sq m  
First Floor Area 1085 sq ft - 101 sq m  
Garage Area 392 sq ft - 36 sq m



**PINK PLAN**  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, 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.

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Council: Waltham Forest | Council Tax Band: F | Floor Area: 2276.00 sq ft

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

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estates



**CHURCHILL**  
estates

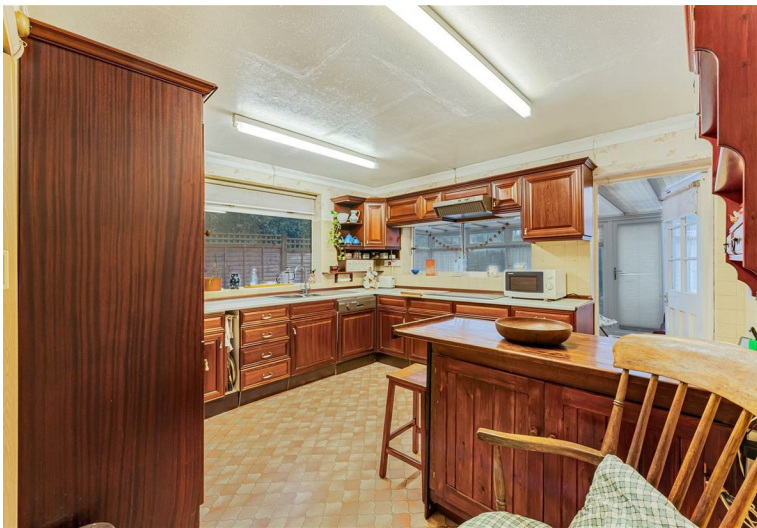
Kimberley Road, North Chingford, E4 6DQ  
Offers Over £800,000 Freehold

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



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





UNIQUE OPPORTUNITY!!! We are delighted to offer this unique three double bedroom, two bathroom detached chalet bungalow which is situated in the heart of North Chingford and only a short walk to the main line station and the beautiful open spaces of Epping forest. The property which is in need of internal modernisation is being offered with no onward chain and benefits from an exceptionally large attached garage via own driveway with ample off street parking, beautiful wrap around garden, spacious first floor bathroom, additional spacious ground floor bathroom, large conservatory, utility room and we feel would make the ideal family home. So do not delay and call us today for an early internal inspection to fully appreciate this fine unique property.

EPC Rating TBC

Council Tax Band F

