



TOTAL FLOOR AREA - 868 sq.ft. (80.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor area, the measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the property. The views, opinions and information contained herein are not intended to constitute an offer of any financial product or service. Please contact your financial adviser for more information.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 868.00 sq ft



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Forest Side, North Chingford, E4 6BE
£700,000 Freehold

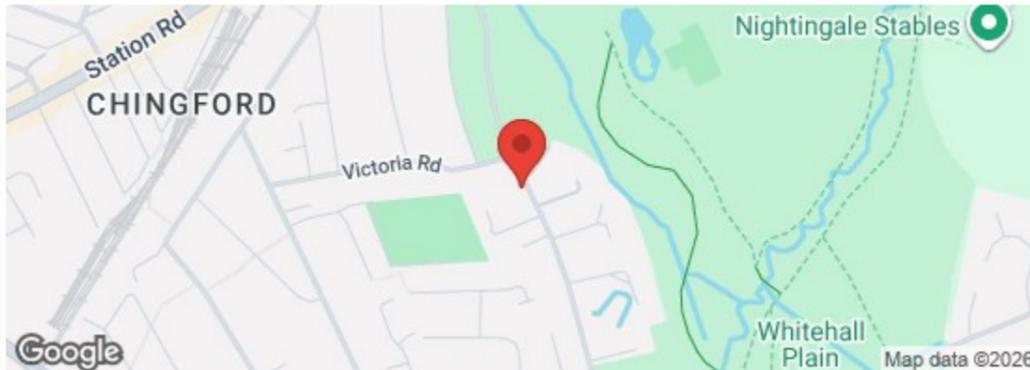
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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

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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		
			79
		55	



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.



LOCATION!! LOCATION!! We are delighted to offer this superbly spacious two double bedroom detached bungalow which is situated in the heart of North Chingford adjacent to the forest and only a short walk to the main line station. The property which is being offered with no onward chain benefits from garage to rear via shared driveway, beautiful approx 50ft rear garden with side access, large lounge diner, fitted kitchen, two double bedrooms, tiled bathroom with separate wc and an early internal viewing is a must to fully appreciate.

EPC Rating D

Council Tax Band E

