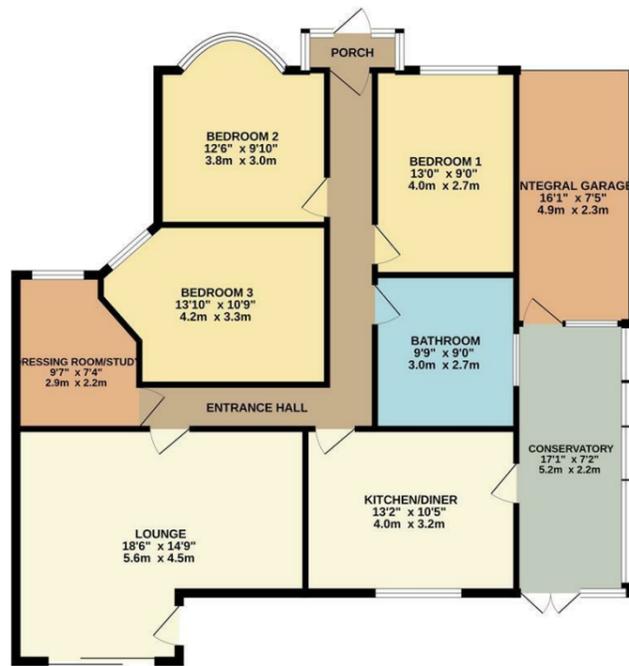




Superbly spacious three bedroom semi detached bungalow which is tucked away in this quiet cul-de-sac location and is accessible to the main line station - Large Integral Garage Via Own Driveway - Ample Off Street Parking - Superb Future Potential - Lovely Approx 50ft x 40ft Rear Garden - No Onward Chain - Conservatory.



GROUND FLOOR  
1253 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements 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 such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given. Made with Metropix 12/2023



Rosslyn Avenue, North Chingford, E4 6DX  
Offers In The Region Of £675,000 Freehold

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>61</b>	<b>77</b>
England & Wales	
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)

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Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



LOCATION AND POTENTIAL!!! Superbly spacious three bedroom double fronted semi-detached bungalow which is tucked away in this quiet cul-de-sac location and is accessible to the main line station and the beautiful open spaces of Epping Forest. The property which is being offered with no onward chain is in need of internal modernisation but offers superb future potential and benefits from large 16ft x 7ft integral garage via own driveway, off street parking, lovely approx 50ft x 40ft rear garden, conservatory, spacious bathroom, dressing room/study and an early internal viewing is a must to fully appreciate the potential this fine property has to offer.

EPC Rating D

Council Tax Band E

