

For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



CHURCHILL
estates

Council: Waltham Forest | Council Tax Band: G | Floor Area: 2672.00 sq ft

The Ridgeway, North Chingford, E4 6PU
Offers Over £1,500,000 Freehold

Bedrooms: 4 | Reception Rooms: 4 | Bathrooms: 3

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		70	78
	EU Directive 2002/91/EC		

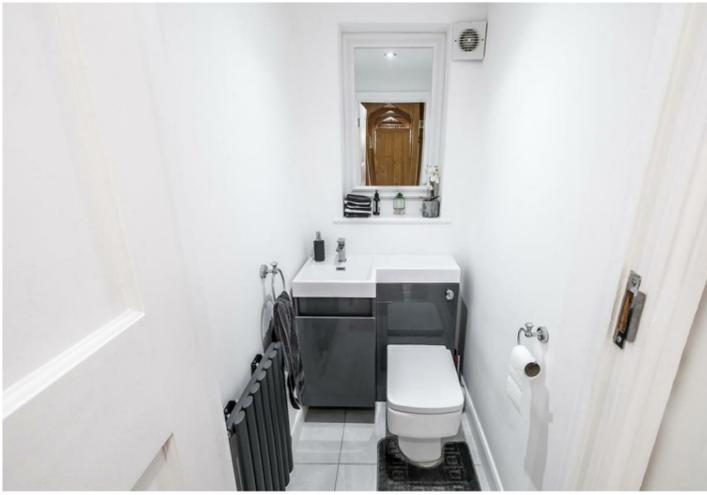


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



CHURCHILL
estates

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



Welcome to this stunning detached house located on the prestigious The Ridgeway in North Chingford. This property boasts 4 spacious bedrooms, perfect for a growing family or those who enjoy having guests over. With 4 reception rooms, there is ample space for entertaining, relaxing, or even setting up a home office.

The house features three en-suites for added convenience and privacy. The full-size snooker room is a fantastic addition, offering endless entertainment possibilities for both residents and visitors alike.

One of the highlights of this property is the modern fitted kitchen diner, providing a stylish and functional space for cooking and dining. The gated parking for 6 cars, ensures that you and your guests will always have plenty of space for parking.

Situated on North Chingford's premiere road, this house offers not just a home, but a lifestyle. With a generous 2,672 sq ft of living space, there is room for everyone to spread out and make this house their own.

Don't miss out on the opportunity to own a piece of luxury in this sought-after location. Book a viewing today and envision the endless possibilities that this property has to offer.

EPC Rating C

Council Tax Band G

