



GROUND FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 968.00 sq ft

CHURCHILL
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Faversham Avenue, North Chingford, E4 6DT
£550,000 Freehold

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



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 85 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 67 | |
| 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.

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



LOCATION AND STYLE!!! Do not miss out on this spacious three bedroom semi detached house which is tucked away in this quiet residential no through road 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 has been well maintained and modernised by the present vendors and boasts many fine features including a luxury integrated kitchen, garage-en-bloc with parking to front, beautiful and spacious first floor bathroom, additional ground floor cloakroom, lovely south facing rear garden with side access, three good size bedrooms, two reception rooms and we feel would make an ideal family home. So do not delay and call us today for an early internal inspection to fully appreciate the space this fine family home has to offer.

EPC Rating D

Council Tax Band E

