



Approximate Gross Internal Area 2060 sq ft - 191 sq m  
 Ground Floor Area 1144 sq ft - 106 sq m  
 First Floor Area 916 sq ft - 85 sq m



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Mansfield Hill, North Chingford, E4 7JU  
 Price Guide £1,000,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Council: Waltham Forest | Council Tax Band: F | Floor Area: 2060.00 sq ft

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			
<b>England &amp; Wales</b>		75	81
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](mailto:northchingford@wearechurchills.co.uk)



QUIET AND QUALITY!!! GUIDE PRICE £1,000,000 TO £1,100,000 We are delighted to offer this beautiful and superbly spacious four double bedroom, two bathroom semi detached house which is set back in this superb gated location in the sought after North Chingford location . The property which has been modernised and maintained to the highest standard by the present vendors is packed with many fine features including ample off street parking to front via secure electronic gates, large through lounge with double doors onto a beautiful and large approx 70ft rear garden with side access, fitted kitchen diner, additional large reception room, utility room, four double bedrooms, luxury and large first floor family bathroom, additional en suite shower room, ground floor wc and we feel would make the perfect family home so an early internal inspection is a must to fully appreciate the space that this unique property has to offer.

EPC Rating C

Council Tax Band F

