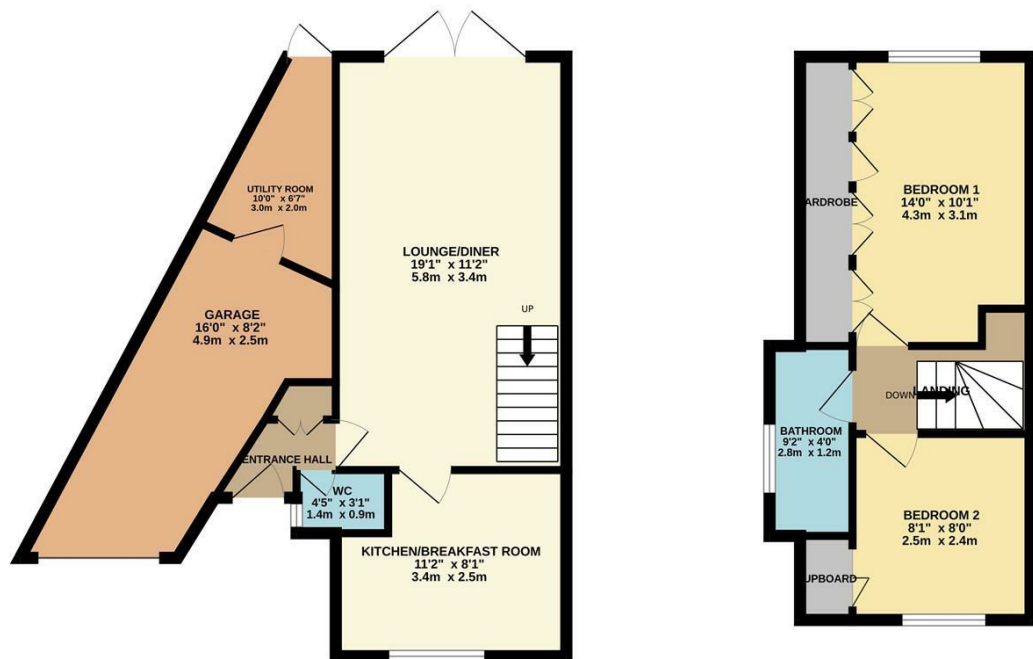




GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

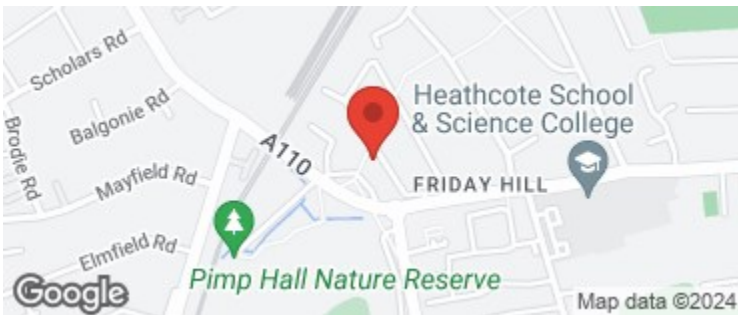
1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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	



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

To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Unique two bedroom link detached house which is situated within easy walking distance of the main line station - Attached garage - Off Street Parking To Front - Approx 40ft Rear Garden - No Onward Chain - First Floor Bathroom - Additional Ground Floor wc.

CHURCHILL
estates



Whitehall Gardens, North Chingford, E4 6EH
£495,000 Freehold



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk



DO NOT MISS OUT!!! We are delighted to offer this unique two bedroom modern link detached house which is situated in the sought after North Chingford location and is within easy walking distance to the main line station. The property which is being offered with no onward chain boasts many fine features including large attached garage, off street parking, lovely approx 40ft rear garden, first floor bathroom, additional ground floor wc, utility room and an early internal inspection is a must to fully appreciate this fine and unique house.

EPC Rating D

Council Tax Band D

