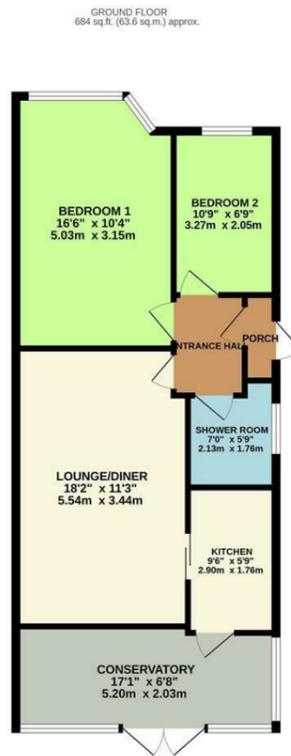


Beautiful two bedroom semi-detached bungalow which is situate in the Yardley school catchment area

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estates



**Harford Road, North Chingford, E4 7NQ**  
Offers Over £500,000 Freehold



TOTAL FLOOR AREA: 684 sq. ft. (63.6 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the description 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency on the ground.  
Made with floorplan 12/2022

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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>England &amp; Wales</b>	EU Directive 2002/91/EC



Freehold  
EPC Rating - D  
Council Tax Band E

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

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LOOK!! LOOK!! LOOK!! Beautiful two bedroom semi-detached bungalow which is situated in this quiet turning in the Yardley school catchment area and also adjacent to the forest. The property which is being offered with no onward chain offers superb future potential to extend (stpp) and benefits from off street parking to front, approx 40ft rear garden with large side access, large conservatory and an early internal viewing is a must to fully appreciate this fine property.

EPC Rating

Council Tax Band E

