



Superbly spacious and extended three bedroom, two bathroom chalet bungalow which is situated in the Yardley school catchment area - Off Street Parking To Front - Beautiful One Year Old Quality Fitted Kitchen/Diner With Neff Appliances - Shared Driveway To Side - Quality Ground Floor Bathroom - Additional Quality First Floor Shower Room - Lovely Approx 50ft Rear Garden.



TOTAL FLOOR AREA: 995 sq ft (92.4 sq m) approx.
While every effort has been made to ensure the accuracy of the floor area, measurements of rooms, areas and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. They shall be regarded as general guides only and should not be used for any purpose other than that intended. They shall be subject to the final survey and the final floor plan as to the accuracy of the floor area and the position of the walls and doors.



Yardley Lane, North Chingford, E4 7RS

Offers Over £550,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	69
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.



To view call **020 8529 5500**
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DO NOT MISS OUT!!! Superbly spacious and extended three bedroom, two bathroom semi detached chalet bungalow which is situated in the Yardley school catchment area and only a short Hoppa bus ride to the main line station. The property which has been modernised and maintained to the very highest standard boasts many fine features including off street parking for two cars to the front, additional shared driveway to the side, beautiful and quality one year old fitted kitchen with Neff appliances, quality ground floor bathroom, lovely additional first floor shower room, extended kitchen/diner, lovely approx 50ft rear garden with large outhouse/office with power and lighting, air conditioning to the first floor, hive smart heating and an early internal viewing is a must to fully appreciate this superb home.

EPC Rating C

Council Tax Band D

