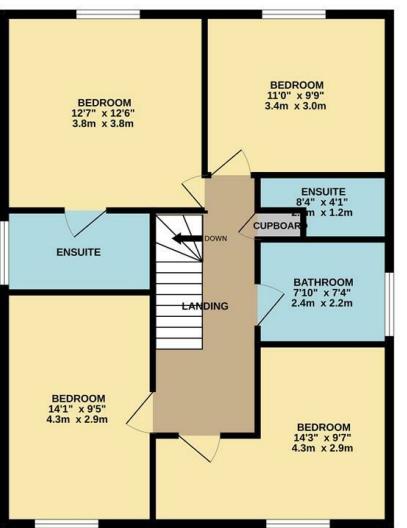
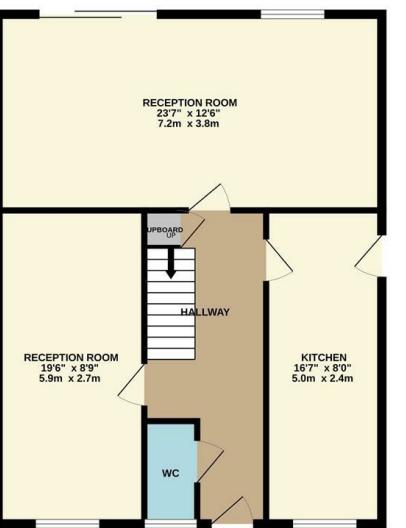




GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



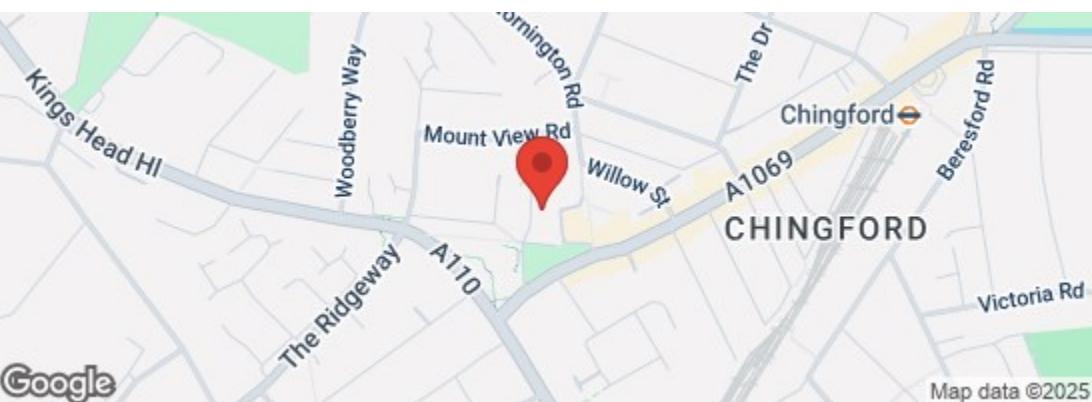
1ST FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 1566 sq ft (145.5 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. These dimensions should be used as such by any prospective purchaser. The systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix CS304.

Council: Waltham Forest | Council Tax Band: G | Floor Area: 1566.00 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	67	82
(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

Carbis Close, North Chingford, E4 7HW  
£900,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 3



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

**CHURCHILL**  
estates



THREE  
LITTLE  
BIRDS

PITCH BY MY DOORSTEP  
SINGIN' SONGS  
OF MELODIES PURE & TRUE  
SAYIN' THIS IS MY MESSAGE  
TO YOU-OU-OU  
SINGIN'  
DON'T WORRY  
'BOUT A THING  
CAUSE EVERY LITTLE THING  
GONNA  
BE ALRIGHT



LOCATION!! LOCATION!! Beautiful four double bedroom, three bathroom detached house which is tucked away in this quiet cul-de-sac location just off The Green in the heart of North Chingford and only a short walk to the main line station. The property boasts many fine features including off street parking to front, approx 60ft rear garden with side access, two large reception rooms, fitted kitchen, spacious first floor family bathroom, two additional en suite bathroom/shower rooms, ground floor wc and we feel would make an ideal family home.

EPC Rating D

Council Tax Band G