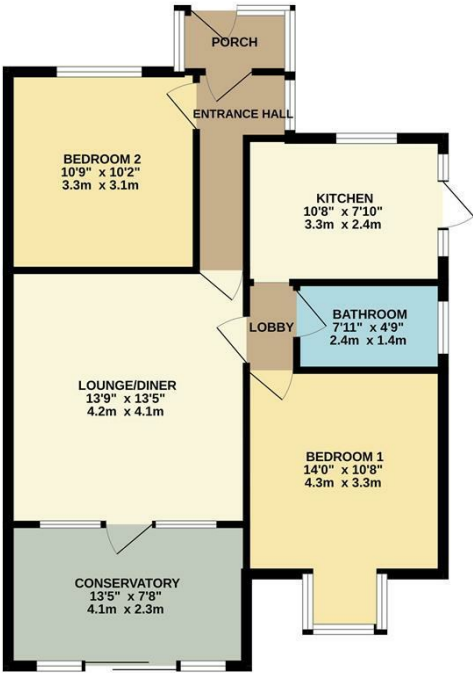




GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures 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 is given for their operation or efficiency can be given.  
 Made with floorplan 12/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>	<b>60</b>	<b>87</b>
(1-20) <b>G</b>		
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.



To view call **020 8529 5500**  
 Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

Lovely two bedroom semi-detached bungalow which has superb potential to extend (stpp) - Large 22ft x 8ft Garage To Side Via Own Driveway - Additional Off Street Parking - Approx 30ft x 40ft Rear Garden - No Onward Chain - Conservatory.

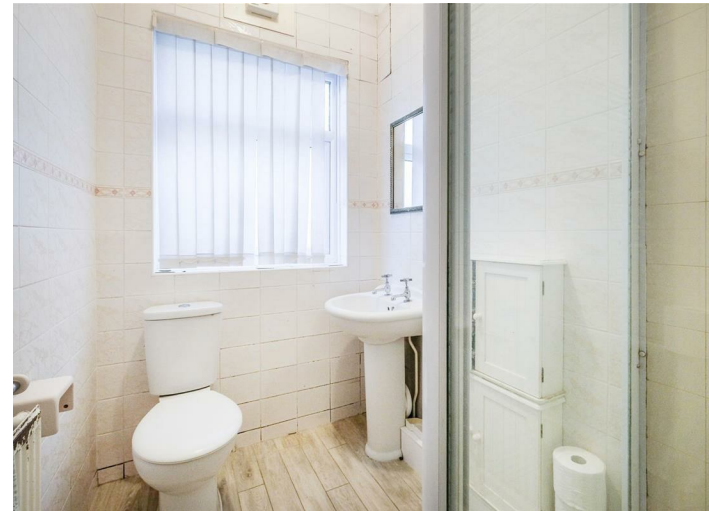


**Dale View Crescent, North Chingford, E4 6PH**  
**Offers Over £450,000 Freehold**



To view call **020 8529 5500**  
 Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)





SUPERB POTENTIAL TO EXTEND!!! Lovely two bedroom semi-detached bungalow which is situated in the sought after North Chingford location. The property which is being offered with no onward chain offers superb potential to extend (stpp) and benefits from a large 22ft x 8ft garage to side via own driveway, additional off street parking, conservatory, approx 30ft x 40ft rear garden and an early internal inspection is highly recommended to fully appreciate the potential this fine property has to offer.

EPC Rating D

Council Tax Band D

