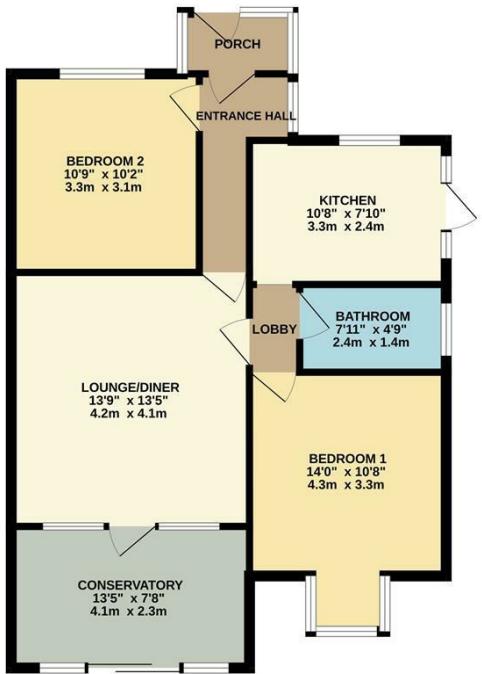




GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA - 707 sq.ft. (65.7 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 inaccuracy. Prospective buyers are advised to make their own measurements and/or seek professional advice before committing to a purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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.

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.

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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