



GROUND FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
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Kimberley Road, North Chingford, E4 6DQ

£775,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

Council: Waltham Forest | Council Tax Band: E | Floor Area: sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

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IDEAL FAMILY HOME!!! Beautiful Three bedroom semi-detached house which is situated in the heart of North Chingford and only a short walk to the main line station and the range of quality bars and restaurants. The property which is being offered with no onward chain benefits from off street parking to front, large approx 70ft rear garden with side access, two large reception rooms, fitted kitchen, first floor family bathroom with separate wc, potential to extend (stpp) and we feel would make an ideal home for the growing family.

EPC Rating D

Council Tax Band E

