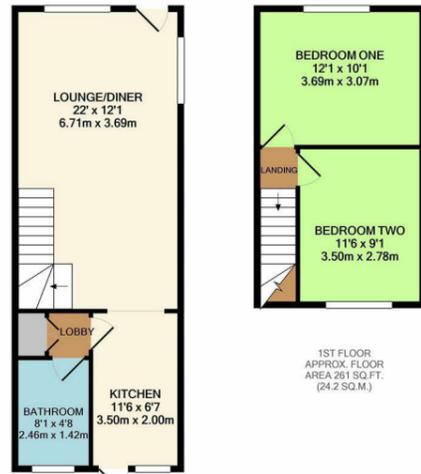




CHARACTER AND STYLE !!! Beautiful two bedroom semi-detached cottage style property which is situated in the heart of North Chingford and is within walking distance to the main line station.



GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 667 SQ.FT. (61.9 SQ.M.)

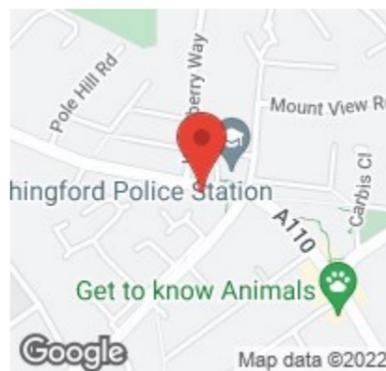
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Kings Head Hill, London, E4 7JG

£475,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Freehold
Council Tax Band D

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

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CHARACTER AND STYLE!!! BEAUTIFUL TWO DOUBLE BEDROOM SEMI-DETACHED COTTAGE STYLE HOUSE which is situated in the heart of North Chingford and is within WALKING DISTANCE TO THE MAIN LINE STATION and the RANGE OF QUALITY BARS AND RESTAURANTS. The property which RETAINS MUCH OF THE ORIGINAL CHARM is being offered with NO ONWARD CHAIN and benefits from a CHARACTER FITTED KITCHEN, LOVELY GROUND FLOOR BATHROOM, BEAUTIFUL APPROX 50FT REAR GARDEN, COVERED SIDE ACCESS,, TWO DOUBLE BEDROOMS and an early internal inspection is a must to fully appreciate the original charm that this fine property has to offer.
COUNCIL TAX BAND D

