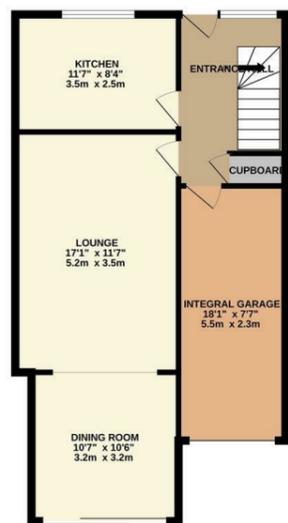
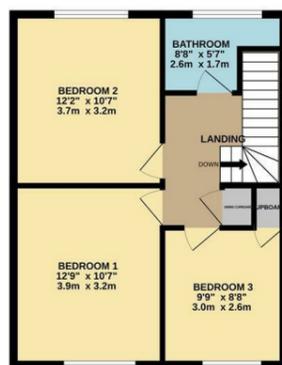




GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements are taken from the walls and may differ from the actual measurements. The floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and equipment shown here are not intended to be guaranteed as to their operation or efficiency can be given. Made with SketchUp 2020.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1116.00 sq ft

CHURCHILL
estates

Kings Head Hill, North Chingford, E4 7JG
Offers Over £500,000 Freehold

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

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		71	76
	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

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



DO NOT MISS OUT!!! Lovely extended three bedroom terraced house which is situated in the sought after North Chingford location and is accessible to the main line station. The property which is being offered with no onward chain benefits from a large integral garage to rear via own driveway, large lounge, extended dining area, south facing courtyard rear garden, first floor bathroom, three good size bedrooms and we feel would make an ideal first purchase or family home. So do not delay and call us today for an early internal viewing.

EPC Rating C

Council Tax Band E

