



WHILE 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 MISSTATEMENT. 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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**CHURCHILL**  
estates

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1414.00 sq ft

Arabia Close, North Chingford, E4 7DU  
Offers Over £700,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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	



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](mailto:northchingford@wearechurchills.co.uk)



STUNNING VIEWS!!! With spectacular views overlooking the London skyline we are delighted to offer this beautiful and spacious four bedroom, two bathroom semi detached house which is situated in the heart of North Chingford and only a short walk to the main line station. The property is being offered with no onward chain and is packed with many fine features including off street parking to front, spacious lounge diner, large conservatory to side, four good size bedrooms, spacious first floor family bathroom, additional en suite shower room, ground floor wc, lovely approx 50ft rear garden with a beautiful summer house with power and lighting and an early internal inspection is a must to fully appreciate this beautiful family home.

PLEASE NOTE THAT THE PROPERTY IS BEING SOLD WITHOUT THE GARAGE EN BLOC TO REAR

EPC Rating C

Council Tax Band E

