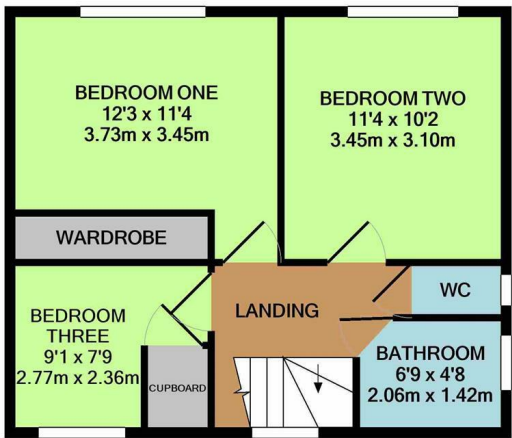


GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 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
Made with Metropix ©2022

BEAUTIFUL VIEWS!!! Three bedroom semi-detached house which is situated in the Yardley school catchment area and has beautiful views overlooking the reservoirs.
FREEHOLD, COUNCIL TAX BAND C



Boardman Avenue, London, E4 7QB

£470,000 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	



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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BEAUTIFUL VIEWS!!! DO NOT MISS OUT on this THREE BEDROOM SEMI-DETACHED HOUSE which is situated in the YARDLEY SCHOOL CATCHMENT AREA and only a SHORT HOPPA BUS RIDE TO THE MAIN LINE STATION. The property which has BEAUTIFUL VIEWS OVERLOOKING THE RESERVOIRS benefits from a SPACIOUS KITCHEN/DINER, APPROX 40FT REAR GARDEN WITH SIDE ACCESS, FIRST FLOOR BATHROOM WITH SEPARATE WC and we feel would make an IDEAL FAMILY HOME.
COUNCIL TAX BAND C

