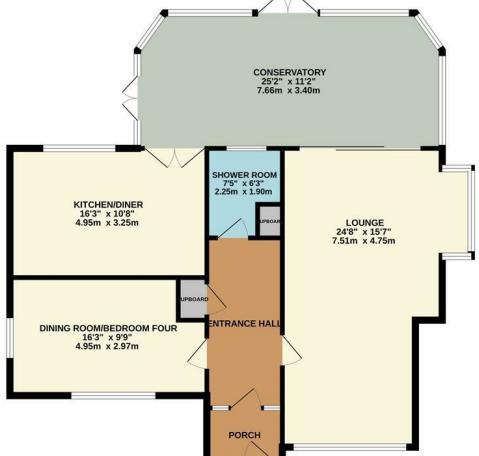




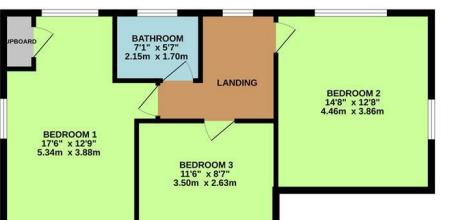
GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



Beautiful architecturally designed three/four bedroom, two bathroom detached house which is situated only moments away from the main line station.

CHURCHILL
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Beresford Road, North Chingford, E4 6ED
£930,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



Freehold

EPC Rating C

Council Tax Band G

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
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To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

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QUALITY AND STYLE!!! Do not miss out on this unique and rare three/four bedroom, two bathroom architecturally designed detached house which is situated in one of North Chingford's most prestigious locations only moments away from the main line station. The property which was individually built in 1955 is packed with many fine features including large detached garage via own driveway, beautiful and mature rear garden, large west facing front garden, first floor bathroom, additional ground floor shower room, two large reception rooms, large conservatory and an early internal viewing is a must to fully appreciate this truly unique property.

EPC Rating C

Council Tax Band G