



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the proposed purchase. The actual layout and dimensions shown here are not intended and no guarantee as to their accuracy or efficiency can be given.
Made with Floorplan Studio

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

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.

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College Gardens, North Chingford, E4 7LP

Offers Over £500,000 Freehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



LOOK!! LOOK!! LOOK!! Spacious two bedroom semi detached bungalow which is situated in the sought after North Chingford location. The property which is being offered with no onward chain offers superb potential to extend with planning permission granted for a loft conversion and benefits from a large conservatory, approx 50ft rear garden, tiled shower room, part boarded loft via ladder and we feel would make an ideal down sizer or a project to extend and make an ideal family home. So do not delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band E

