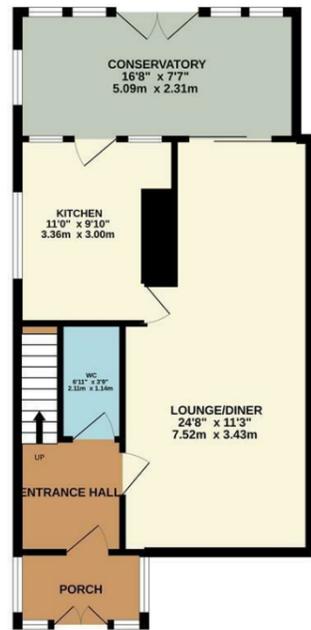




Three bedroom semi-detached house which is being offered with no onward chain.



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Hawkwood Crescent, North Chingford, E4 7PH**  
**Offers Over £550,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Freehold  
EPC Rating D  
Council Tax Band D

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](mailto:northchingford@churchill-estates.co.uk)

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Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



IDEAL FAMILY HOME!! Three bedroom semi-detached house which is situated in the Yardley school catchment area and also close to the forest. The property which is being offered with no onward chain has superb potential to extend (stpp) and boasts many fine features including garage via shared driveway, large approx 70ft rear garden, additional large front garden, potential for off street parking, first floor shower room, additional ground floor wc and we feel would make an ideal family home.

EPC Rating D

Council Tax Band D