

TOTAL FLOOR AREA: 1117 sq.ft. (103.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The data for this document is for information only and should be used as a guide only. No warranty is given for its use. The data is for information only and should be used as a guide only. No warranty is given for its use. The data is for information only and should be used as a guide only. No warranty is given for its use.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1117.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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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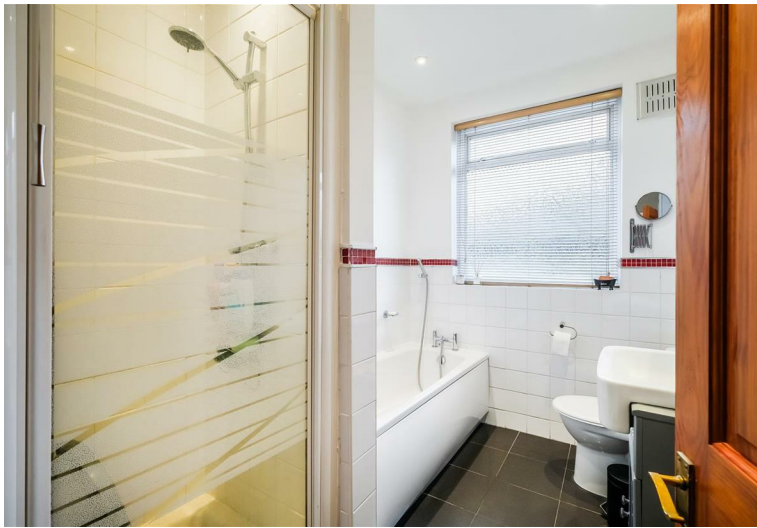
Sunset Avenue, North Chingford, E4 7LW  
Offers Over £675,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



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





STUNNING VIEWS!!! Do not miss out on this beautiful and spacious three bedroom, two bathroom semi detached chalet style bungalow which is situated in the sought after North Chingford location and has stunning views overlooking the reservoirs. The property which has been well maintained and modernised by the present vendors is packed with many fine features including off street parking to front, large approx 90ft rear garden with side access, beautiful fitted kitchen, ground floor bathroom, additional first floor shower room, large extended lounge/diner, additional dining room, bedroom with walk in wardrobe/ dressing room and we feel would make an ideal family home. So do not delay and call us today for an early internal viewing and to avoid disappointment.

EPC Rating E

Council Tax Band E

