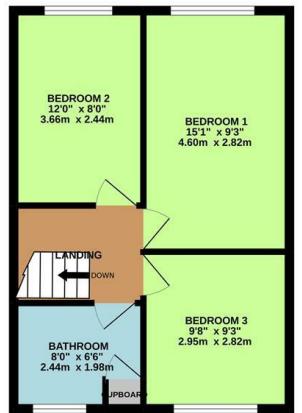
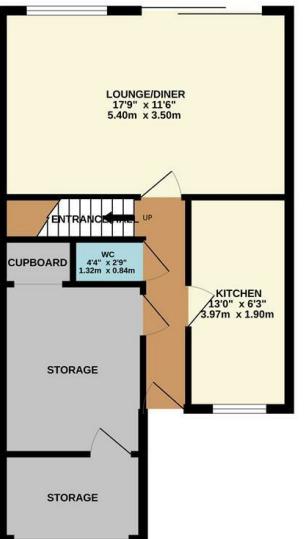




GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



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



Council: Waltham Forest | Council Tax Band: D | Floor Area: 922.00 sq ft

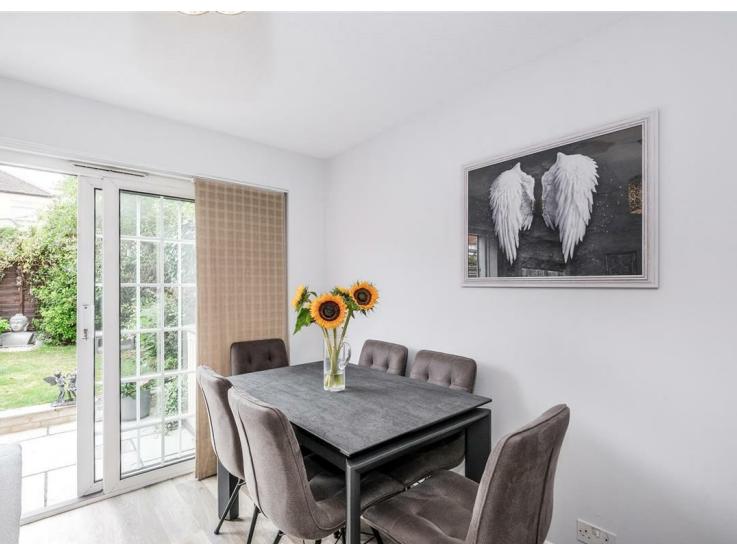
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



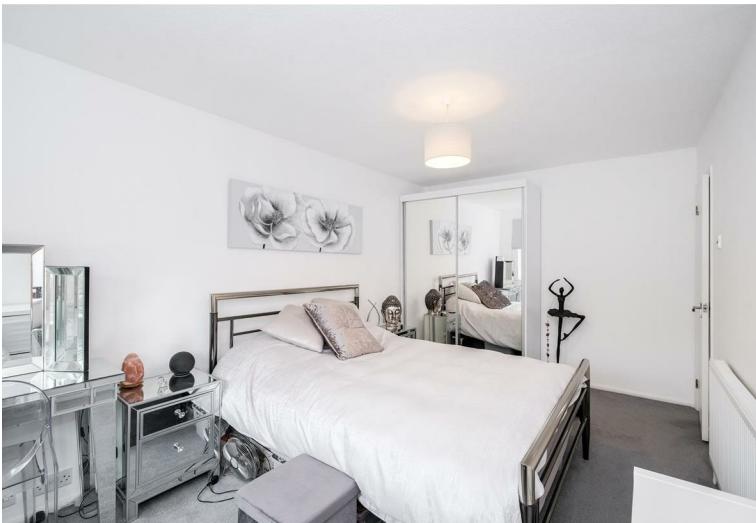
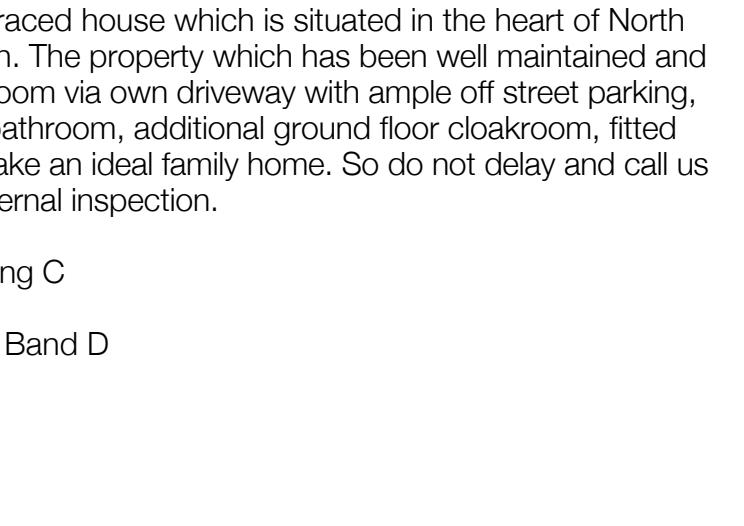
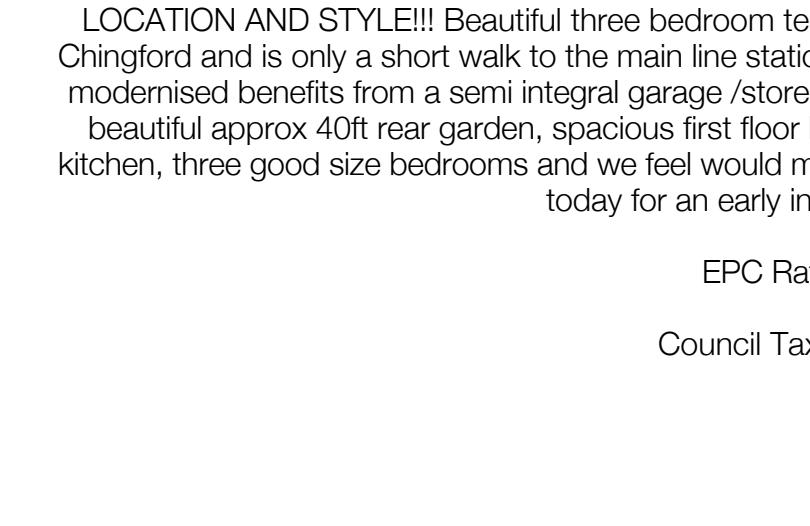
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

CHURCHILL
estates



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



LOCATION AND STYLE!!! Beautiful three bedroom terraced house which is situated in the heart of North Chingford and is only a short walk to the main line station. The property which has been well maintained and modernised benefits from a semi integral garage /storeroom via own driveway with ample off street parking, beautiful approx 40ft rear garden, spacious first floor bathroom, additional ground floor cloakroom, fitted kitchen, three good size bedrooms and we feel would make an ideal family home. So do not delay and call us today for an early internal inspection.

EPC Rating C

Council Tax Band D