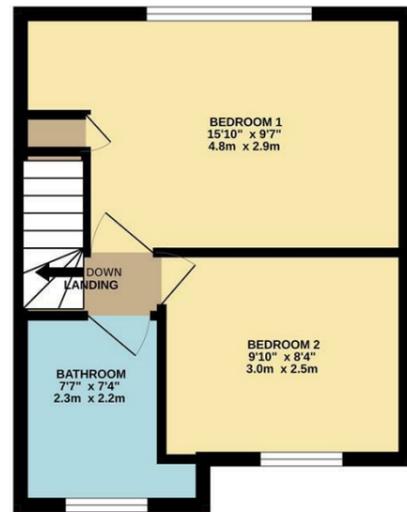
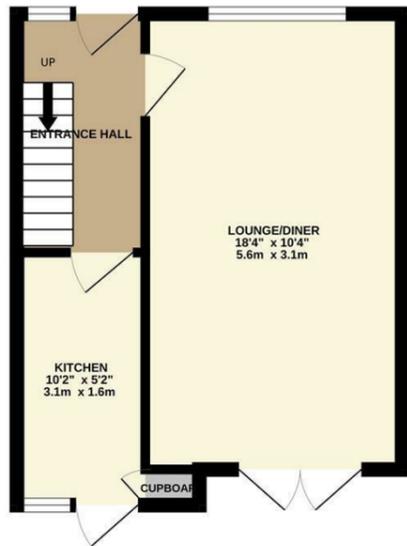




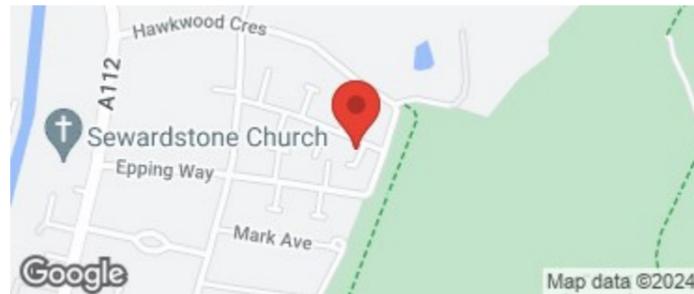
GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</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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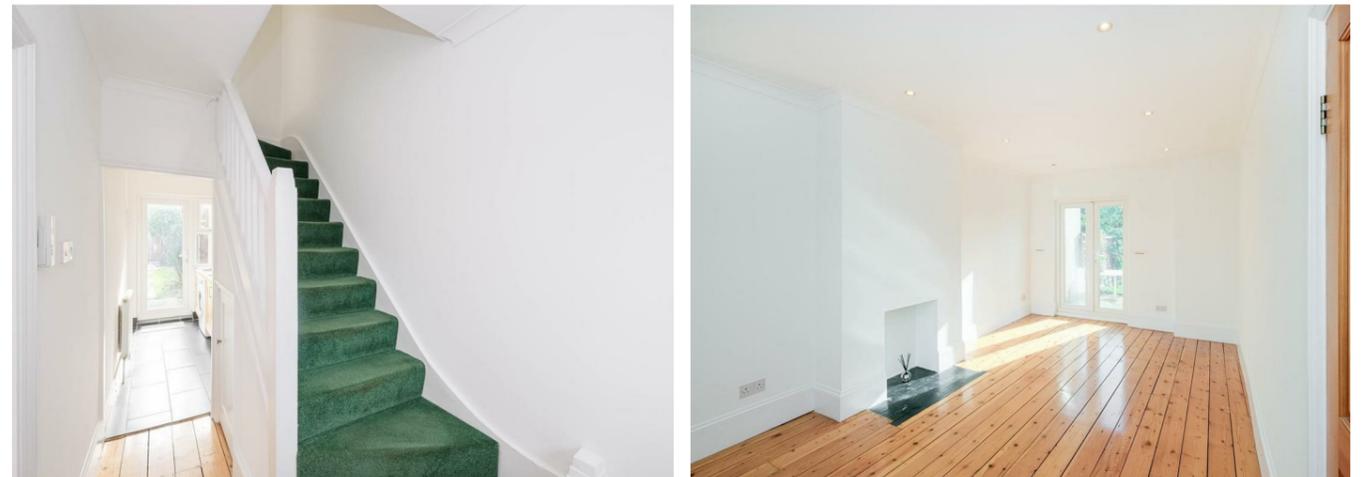
To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

Lovely two bedroom terraced house which is adjacent to the forest and is in the Yardley school catchment area - Off Street parking To Front - Approx 60ft Rear Garden With Rear Access - No Onward Chain - First Floor Bathroom - Short Hoppa Bus Ride To The Station.

**CHURCHILL**  
estates



**Hawkdene, North Chingford, E4 7PF**  
Offers Over £450,000 Freehold



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



LOOK!! LOOK!! LOOK!! Lovely two bedroom terraced house which is situated in the Yardley school catchment area and is adjacent to the forest. The property which is being offered with no onward chain benefits from off street parking to the front, approx 60ft rear garden with rear access, short hoppla bus ride to the main line station, first floor bathroom and we feel would make an ideal first purchase.

