



1ST FLOOR
APPROX. FLOOR AREA 502 SQ.FT. (46.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 1433 SQ.FT. (133.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR AREA 931 SQ.FT. (86.5 SQ.M.)

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1433.00 sq ft



CHURCHILL
estates

Kimberley Road, North Chingford, E4 6DQ
£800,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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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Request a Viewing: **020 8529 5500** Email: northchingford@wearechurchills.co.uk



SPACE AND LOCATION!!! We are delighted to offer this superbly spacious and extended three bedroom, two bathroom end terraced house which is situated in the heart of North Chingford and only a short walk to the main line station and the beautiful open spaces of Epping Forest. The property boasts many fine features including off street parking to the front, extended kitchen/diner, large through lounge, conservatory, utility room, beautiful first floor bathroom, additional ground floor shower room, large approx 70ft rear garden and we feel would make an ideal family home.

EPC Rating TBC

Council Tax Band E