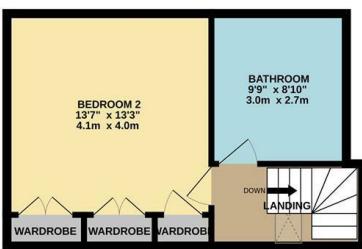
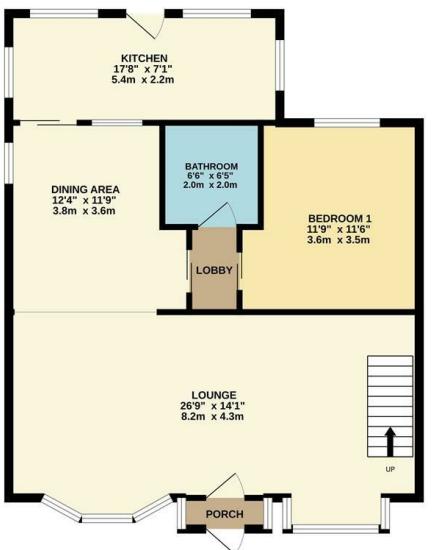




GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



Council: Waltham Forest | Council Tax Band: E | Floor Area: 1152.00 sq ft

Energy Efficiency Rating		Current	Potential
Whilst every attempt has been made to ensure the accuracy of the information 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. These details are for guidance only and should not be relied upon as being accurate. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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
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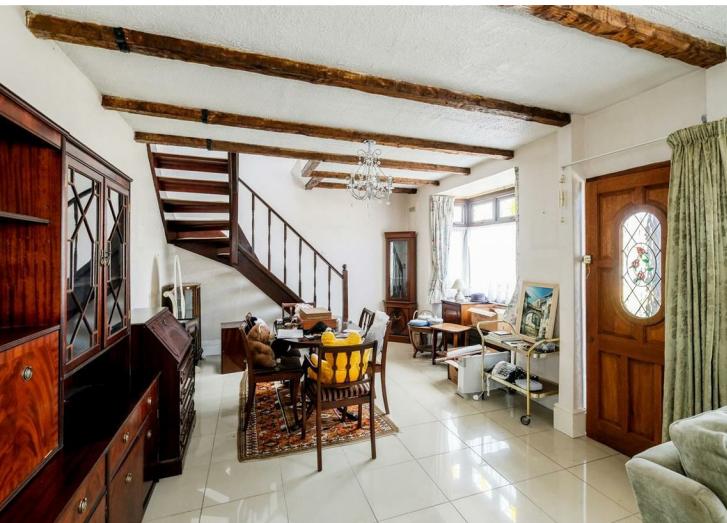
Mark Avenue, North Chingford, E4 7NR
Offers Over £550,000 Freehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**

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LOCATION WITH POTENTIAL!!! Do not miss out on this spacious and extended two double bedroom, two bathroom semi detached chalet bungalow which is situated in the Yardley school catchment area adjacent to the forest and is only a short Hoppa bus ride ride to the main line station. The property which is being offered with no onward chain benefits from garage via shared driveway, off street parking to front, large lounge diner, open plan dining area, extended kitchen, ground floor bathroom, additional first floor bathroom, large approx 80ft south facing rear garden with side access and an early internal viewing is highly recommended.

EPC Rating D

Council Tax Band E