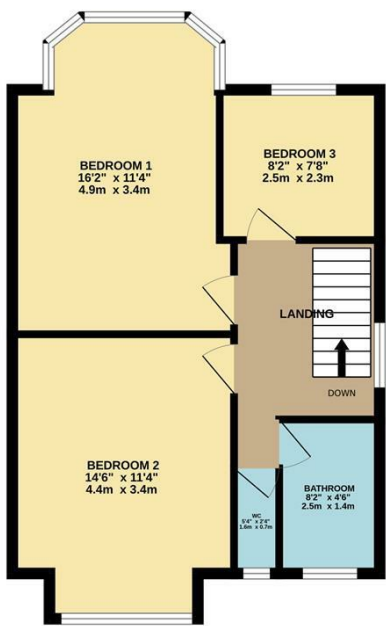
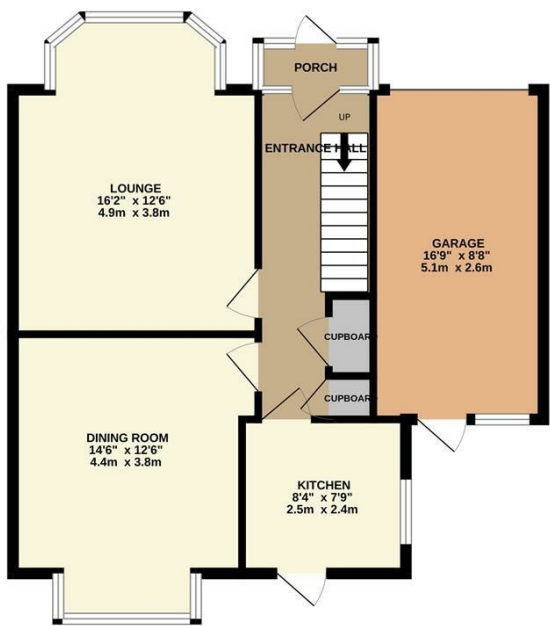




GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(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

To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Spacious three bedroom brick fronted semi-detached house with a large attached brick built garage - Own Driveway - No Onward Chain - Approx 50ft x 30ft Rear Garden - Superb Potential - Two Reception Rooms - First Floor Bathroom - Separate wc

CHURCHILL
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Gunners Grove, North Chingford, E4 9SR
£595,000 Freehold



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk



SPACE AND POTENTIAL!!! We are delighted to offer this spacious three bedroom brick fronted semi detached house which is situated in the sought after North Chingford location. The property which is being offered with no onward chain is in need of some internal modernisation but offers superb future potential and benefits from large attached brick built garage (16ft x 8ft) via own driveway, lovely approx 50ft x 30ft rear garden, two reception rooms, first floor bathroom, separate wc and we feel would make an ideal family home.

EPC Rating E

Council Tax Band E

