



Approximate Gross Internal Area 1261 sq ft - 117 sq m  
 (Excluding Outbuilding & Including Garage)  
 Ground Floor Area 677 sq ft - 63 sq m  
 First Floor Area 584 sq ft - 54 sq m  
 Outbuilding Area 31 sq ft - 3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Waltham Forest | Council Tax Band: F | Floor Area: 1261.00 sq ft

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Mount View Road, North Chingford, E4 7EF  
 Offers Over £800,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

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



LOCATION AND STYLE!!! We are delighted to offer this superb four bedroom, two bathroom semi detached house which is situated in the heart of North Chingford and only a short walk to the main line station. The property which has been well maintained and modernised by the present vendors is packed with many fine features including large integral garage via own driveway with additional off street parking, lounge with double doors onto a beautiful approx 50ft rear garden, elevated dining room with double doors onto a lovely balcony, beautiful fitted kitchen, first floor family bathroom, additional en suite shower room, ground floor wc and we feel would make an ideal family home. An early internal inspection is a must to fully appreciate this beautiful home.

EPC Rating C

Council Tax Band F

