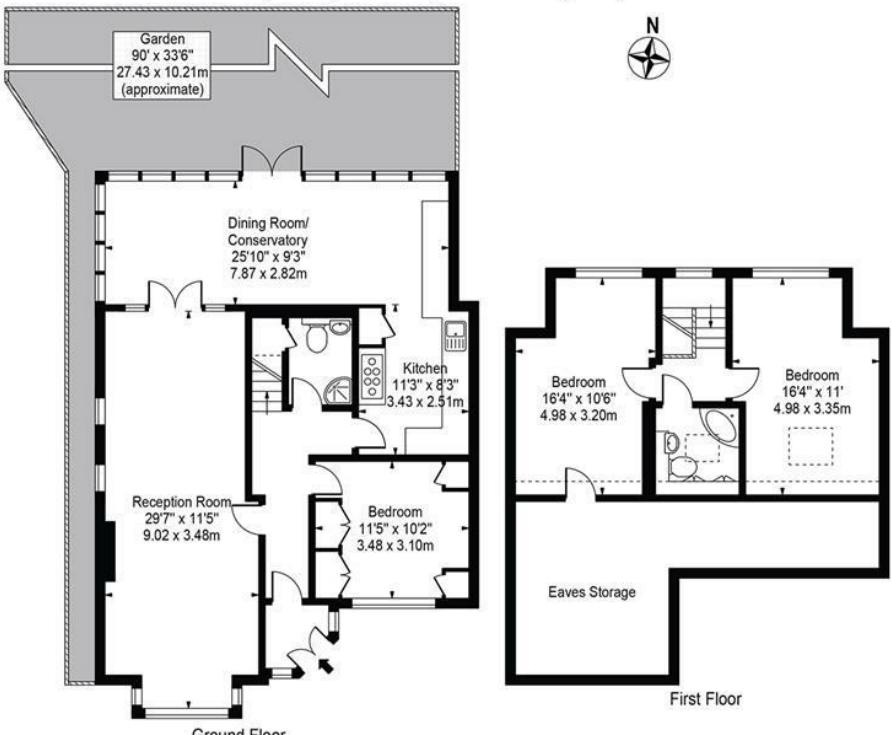


College Gardens

Approx. Total Internal Area 1603 Sq Ft - 148.92 Sq M
(Including Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area 1334 Sq Ft - 123.93 Sq M
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



CHURCHILL
estates

College Gardens, North Chingford, E4 7LP
Offers Over £600,000 Freehold

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

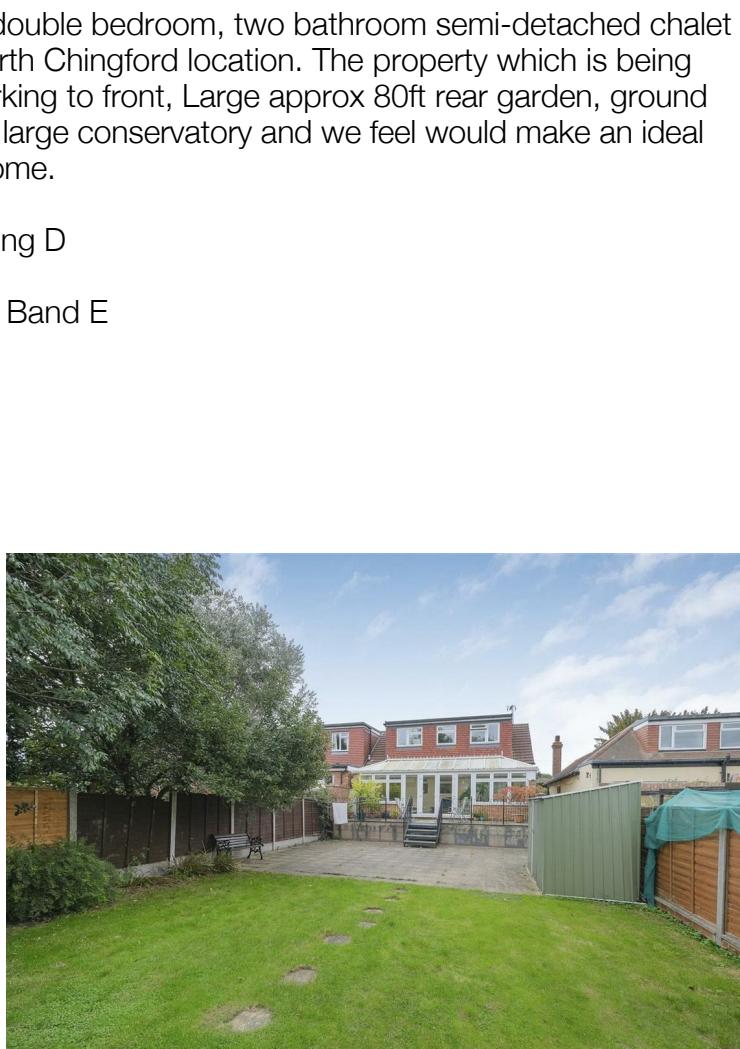
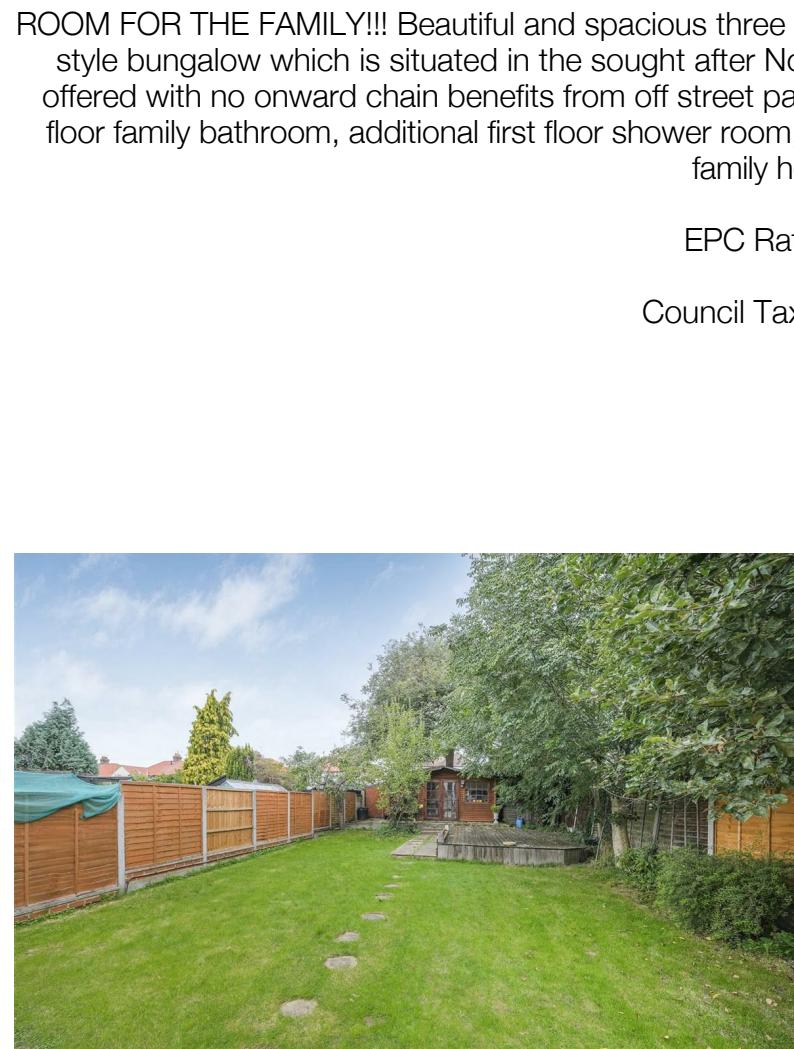


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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
estates

Request a Viewing: **020 8529 5500** Email: northchingford@churchill-estates.co.uk



ROOM FOR THE FAMILY!!! Beautiful and spacious three double bedroom, two bathroom semi-detached chalet style bungalow which is situated in the sought after North Chingford location. The property which is being offered with no onward chain benefits from off street parking to front, Large approx 80ft rear garden, ground floor family bathroom, additional first floor shower room, large conservatory and we feel would make an ideal family home.

EPC Rating D

Council Tax Band E