



TOTAL FLOOR AREA: 1825 sq.ft. (169.6 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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Council: Waltham Forest | Council Tax Band: G | Floor Area: sq ft

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Oakhurst Gardens, North Chingford, E4 6BQ
 £1,000,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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@churchill-estates.co.uk



SPACE AND LOCATION!!! Beautiful and spacious five bedroom, three bathroom semi-detached house which is tucked away in this quiet cul de sac location in the heart of North Chingford adjacent to the forest and only a short walk to the main line station. The property which has been lovingly maintained and modernised by the present vendors is packed with many fine features including off street parking to the front, three reception rooms, large kitchen diner, spacious family bathroom, two additional en suite shower rooms, ground floor wc, approx 40ft rear garden with beautiful 19ft x 10ft summer house with an en suite shower room and we feel would make the ideal family home. So do not delay and call today because an early internal inspection is a must to fully appreciate this fine family home.

EPC Rating D

Council Tax Band G

