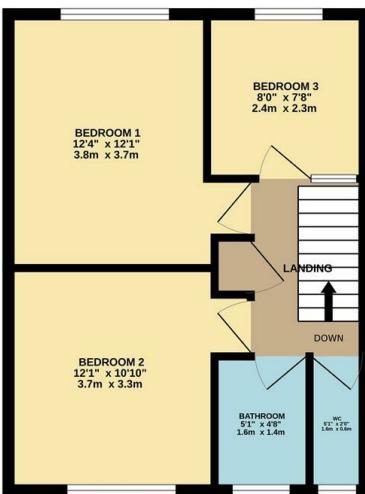
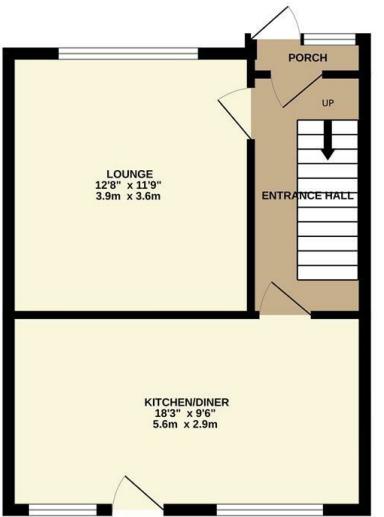




GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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 inaccuracy. Dimensions are approximate and are for guidance only. They should not be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrespace c2022.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 787.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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.

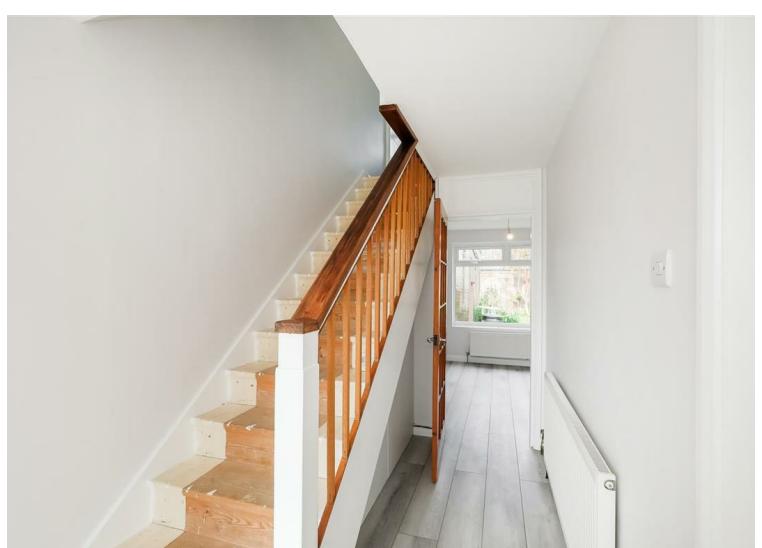
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

South Avenue, North Chingford, E4 7NW
£500,000 Freehold

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



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

CHURCHILL
estates



PEACE AND TRANQUILITY!!! Beautiful three bedroom end terraced house which is tucked away in this quiet turning opposite the forest and being in the Yardley school catchment area. The property which has undergone a full programme of refurbishment is being offered with no onward chain and benefits from newly fitted kitchen, newly fitted bathroom with separate wc, approx 40ft x 30ft rear garden with side access, additional front garden and we feel would make an ideal family home.

EPC Rating D

Council Tax Band D

