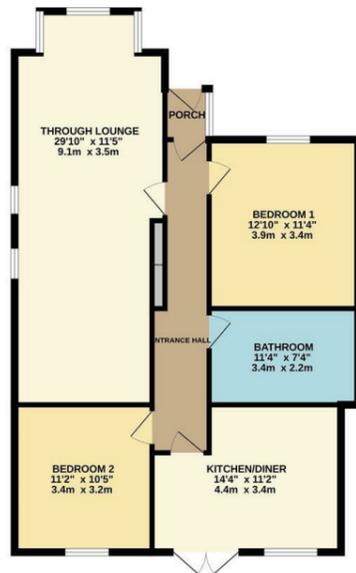




GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for general guidance only and should be used as a guide to the property. The intention is that the property should be viewed and the agent's liability is limited to the information provided. No liability is accepted for any error or omission.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 911.00 sq ft



**CHURCHILL**  
estates

College Gardens, North Chingford, E4 7LN  
Offers Over £550,000 Freehold

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



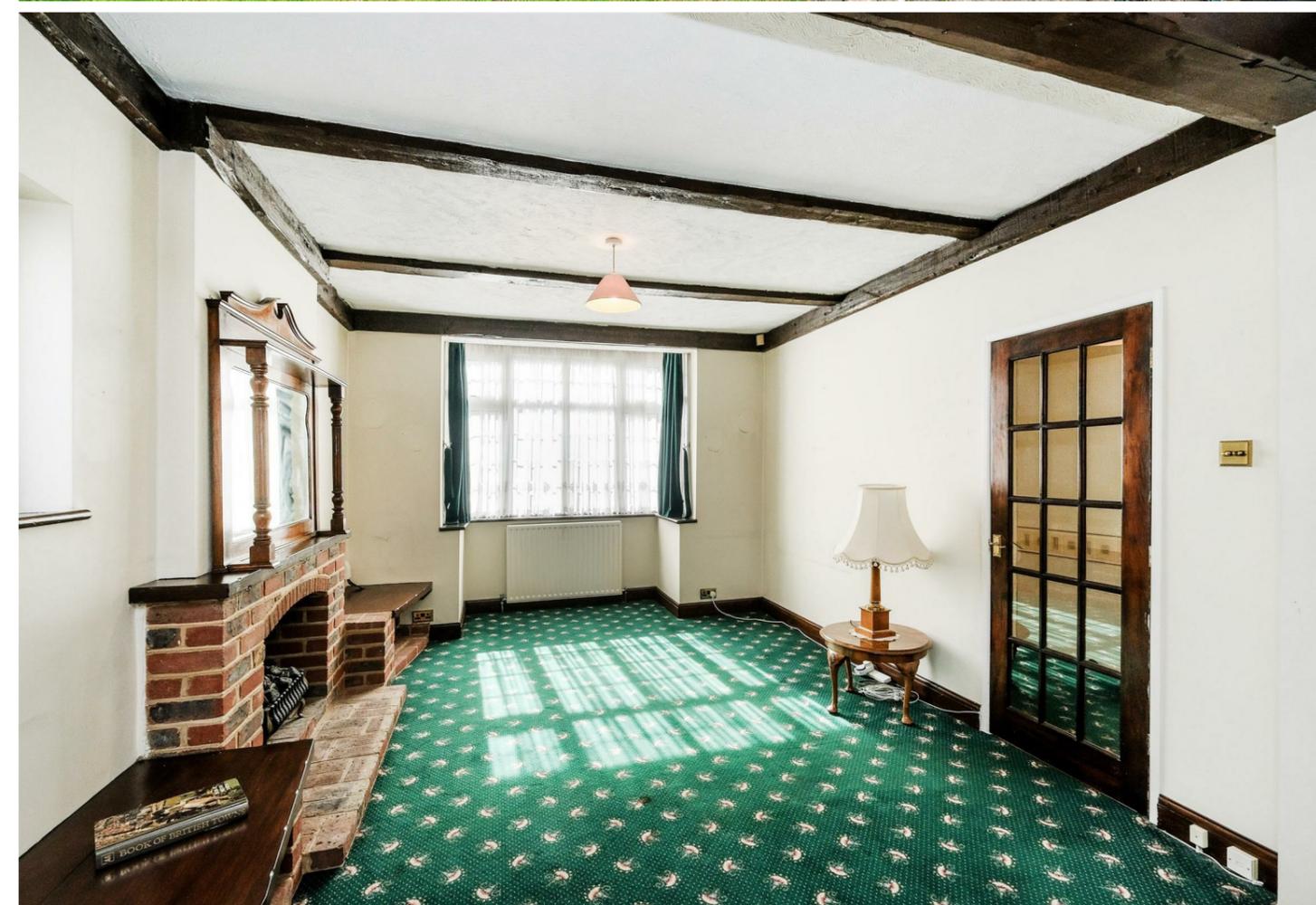
Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**

**CHURCHILL**  
estates

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</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.



SPACE AND POTENTIAL!!! Spacious and extended two double bedroom semi-detached bungalow which is situated in the sought after North Chingford location and is only a short bus ride to the main line station and all local amenities. The property which is being offered with no onward chain is in need of internal modernisation but offers superb future potential and benefits from large through lounge, good size kitchen diner, large family bathroom, beautiful and large approx 70ft x 40ft rear garden with side access and we feel would make either an ideal family home or to downsize.

EPC Rating D

Council Tax Band E

