



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide only. The agent does not warrant the accuracy of the floor plan and no responsibility or liability can be given. Marked and Measured (2025)

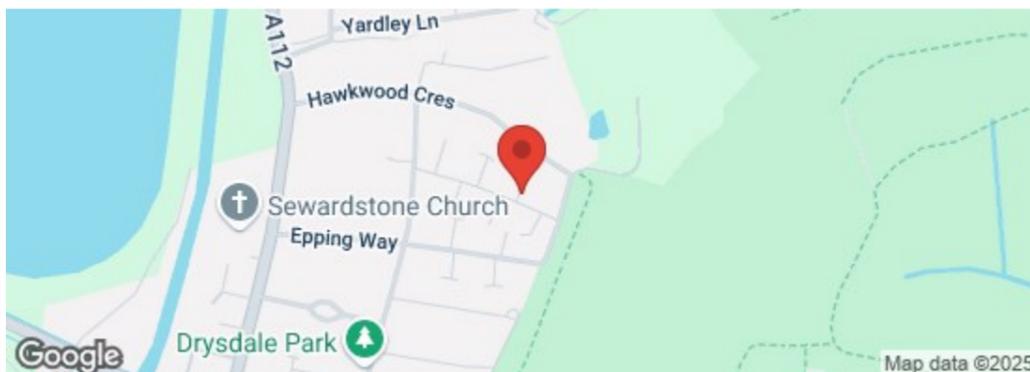
Council: Waltham Forest | Council Tax Band: D | Floor Area: 856.00 sq ft

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Hawkdene, North Chingford, E4 7PF
Offers Over £550,000 Freehold

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
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**



LOOK!! LOOK!! LOOK!! Beautiful three bedroom end terraced house which is situated in the sought after Yardley school location and adjacent to the beautiful Epping forest. The property which has been well maintained and modernised benefits from off street parking to front, large double garage to rear, lovely approx 60ft rear garden, conservatory, large open plan lounge/diner, beautiful fitted kitchen, first floor bathroom and we feel would make an ideal family home.

EPC Rating D

Council Tax Band D

