



TOTAL FLOOR AREA: 1513 sq.ft. (140.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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: E | Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>	<b>49</b>	
(1-20) <b>G</b>		
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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Chingford Avenue, Chingford, E4 6RG  
Offers In Excess Of £625,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Offered For Sale is this Well Proportioned and Beautifully Presented Detached Three Bedroom Bungalow that is in Easy Reach of Chingford Mount and North Chingfords amenities.

This deceptively spacious property which is over 1500 square feet comprises of Three Reception Rooms, a 22ft Modern Fitted Kitchen, Main bedroom with En-Suite Dressing Room/Bathroom, a further W/C and a Utility Area to the Ground Floor and Two Further Bedrooms and a Shower Room to the First Floor.

To the Exterior you have a Large Rear Garden that is South Facing and approx 80ft in Length and a Front Drive with Off Street Parking. An early Internal Viewing is advised to fully appreciate the size and condition of the property on Offer.

