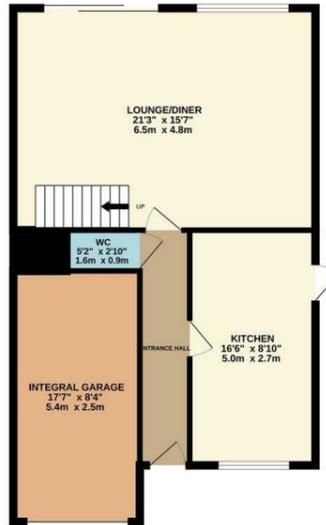




GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximations and no responsibility is taken for any 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.  
Made with Measure (2020)

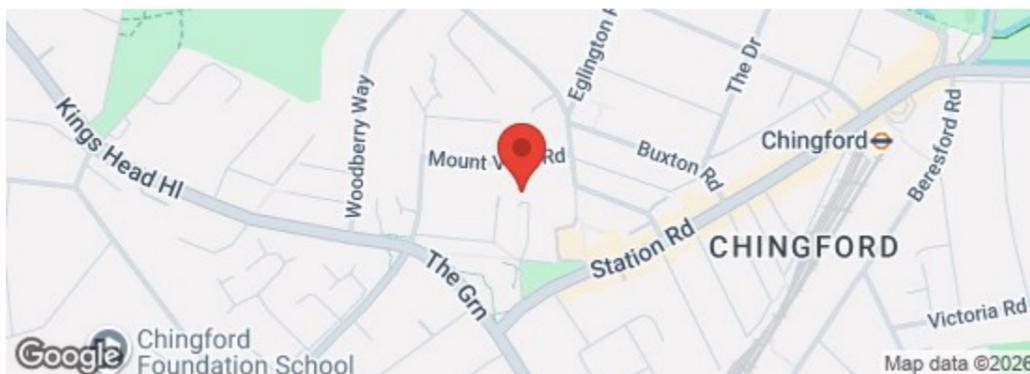
**CHURCHILL**  
estates

Carbis Close, North Chingford, E4 7HW  
£2,750 Per Month

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2

Council: Waltham Forest Council | Council Tax Band: F | Floor Area: 1381.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	83

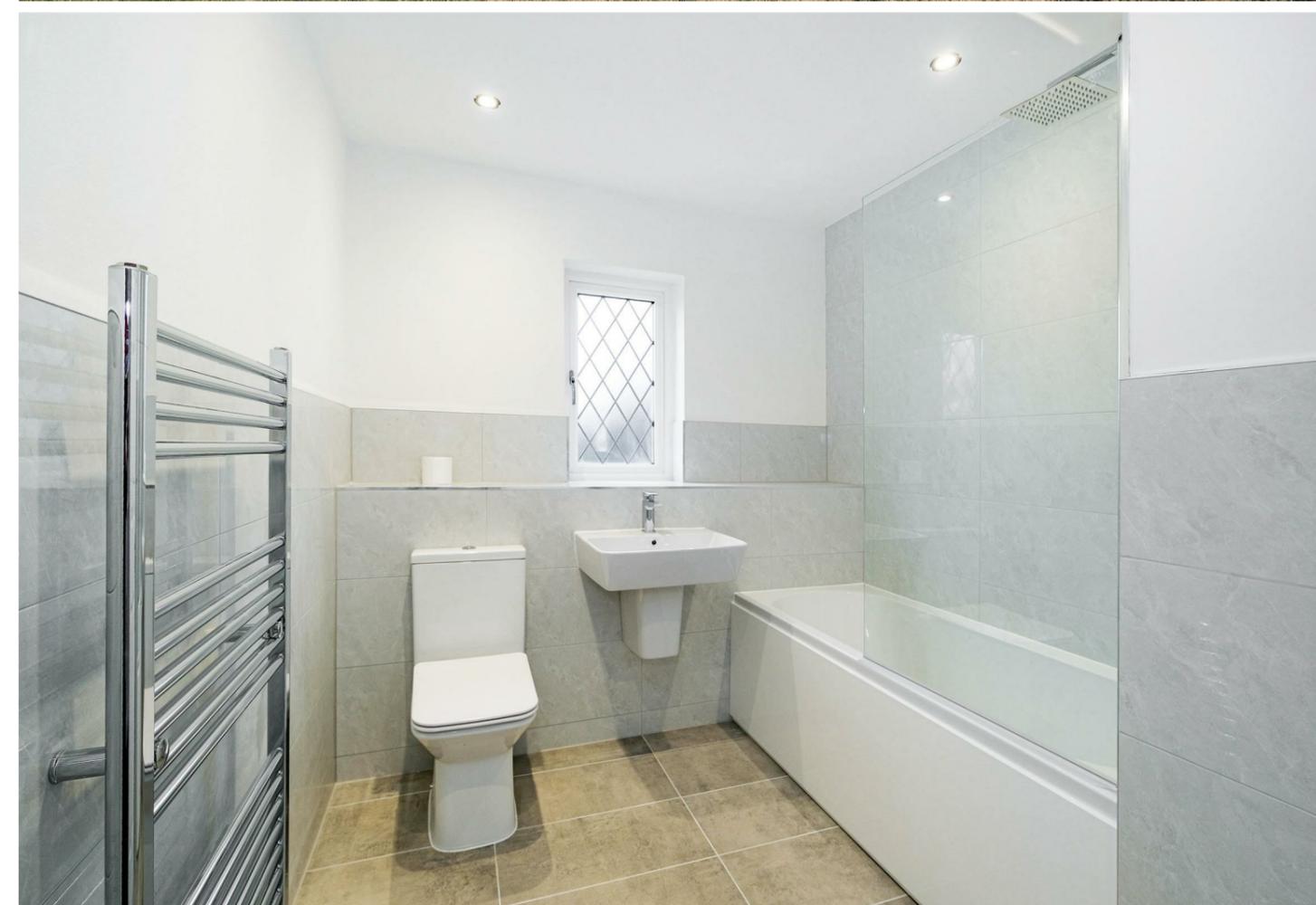


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)



Churchill Estates are delighted to let this lovely 4 bedroom end of terrace family Tudor style house located in a popular location off Station Road and close to The Green and accessible to North Chingford Station ( zone 5 ) the property offers, rear full length reception room, ground floor cloakroom, fitted kitchen, on the first floor four bedrooms and family bathroom. secluded rear garden, integral garage and additional off street parking, gas central heating, offered unfurnished, and available first week in April 2026

