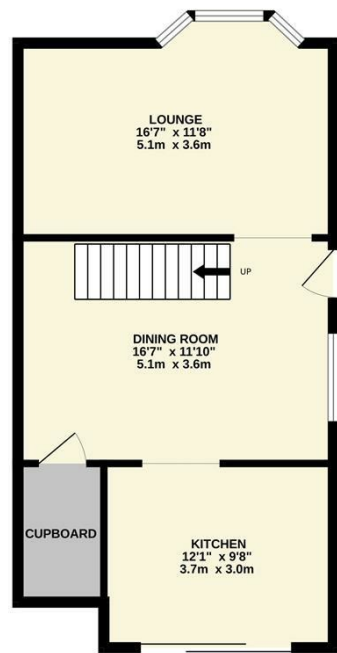




GROUND FLOOR
525 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	61
(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.

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Extended four bedroom end terraced house which is situated in the Yardley school catchment area - Garage To Rear - Off Street Parking To Front - Double Extension To Rear - No Onward Chain - Approx 40ft Rear Garden - Short Bus Ride To The Station.

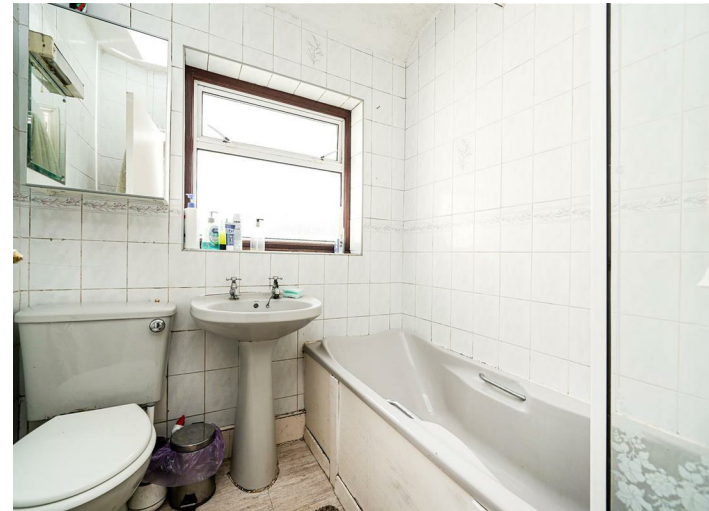
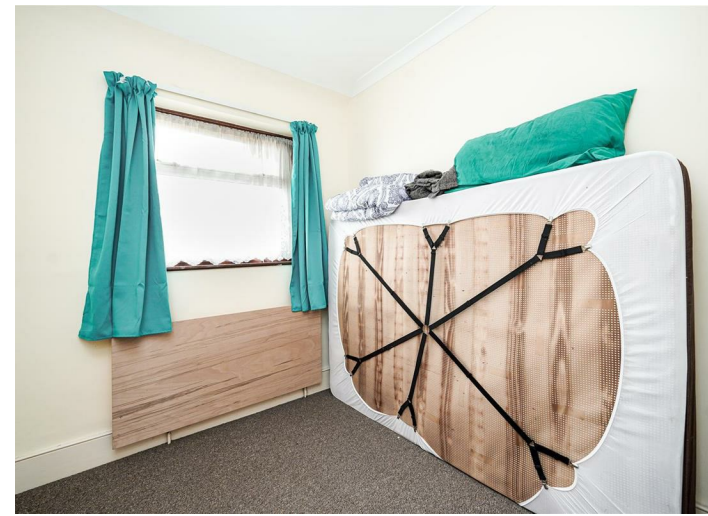
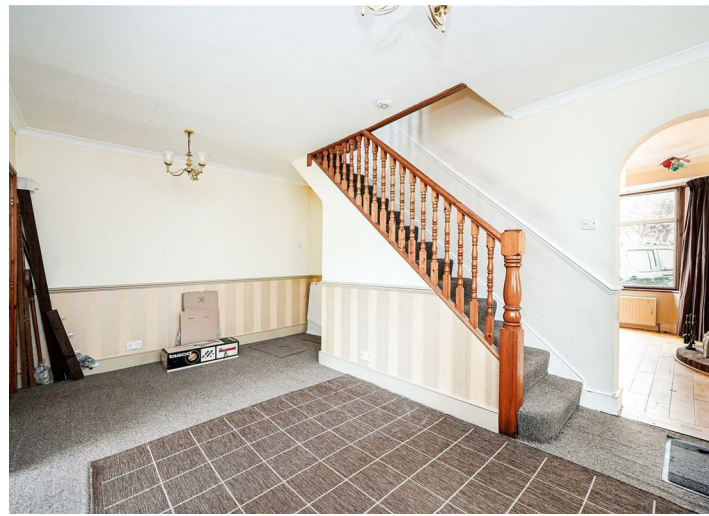
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Offers Over £530,000 Freehold



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LOOK!! LOOK!! LOOK!! - Extended four bedroom end terraced house which is situated in the Yardley school catchment area and is only a short hoppla bus ride to the main line station. The property which is being offered with no onward chain benefits from a double rear extension, garage to rear, off street parking to front, approx 40ft rear garden, two large reception rooms and we feel would make the ideal family home.

EPC Rating D

Council Tax Band E

