



TOTAL FLOOR AREA: 995 sq ft (92.4 sq m) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures and fittings are approximate and not intended to be used for any legal purpose or to determine the value of the property. They should be regarded as a guide only and should not be relied upon for any legal purpose. All dimensions are given in feet and inches and rounded up to the nearest inch. All measurements are to the internal face of walls and doors are shown open. All measurements are to the internal face of walls and doors are shown open. All measurements are to the internal face of walls and doors are shown open.

Superbly spacious and extended three bedroom, two bathroom chalet bungalow which is situated in the Yardley school catchment area - Off Street Parking To Front - Beautiful One Year Old Quality Fitted Kitchen/Diner With Neff Appliances - Shared Driveway To Side - Quality Ground Floor Bathroom - Additional Quality First Floor Shower Room - Lovely Approx 50ft Rear Garden.



Yardley Lane, North Chingford, E4 7RS

Offers Over £550,000 Freehold

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

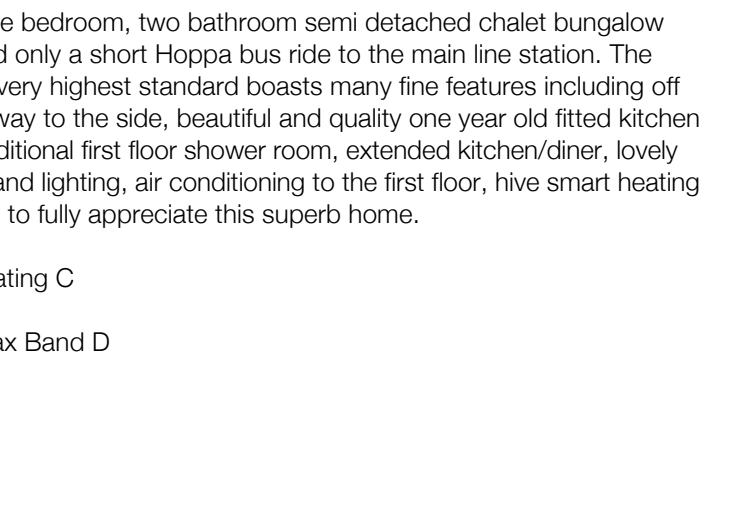
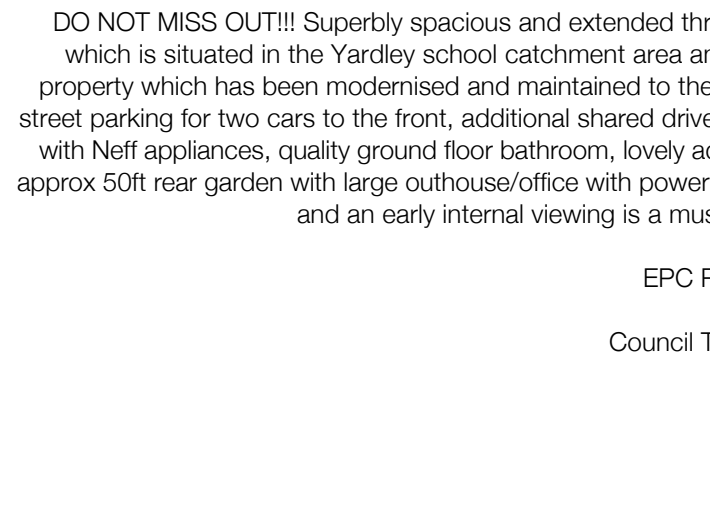


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



To view call **020 8529 5500**
 Email northchingford@churchill-estates.co.uk

To view call **020 8529 5500**
 Email northchingford@churchill-estates.co.uk



DO NOT MISS OUT!!! Superbly spacious and extended three bedroom, two bathroom semi detached chalet bungalow which is situated in the Yardley school catchment area and only a short Hoppa bus ride to the main line station. The property which has been modernised and maintained to the very highest standard boasts many fine features including off street parking for two cars to the front, additional shared driveway to the side, beautiful and quality one year old fitted kitchen with Neff appliances, quality ground floor bathroom, lovely additional first floor shower room, extended kitchen/diner, lovely approx 50ft rear garden with large outhouse/office with power and lighting, air conditioning to the first floor, hive smart heating and an early internal viewing is a must to fully appreciate this superb home.

EPC Rating C

Council Tax Band D

