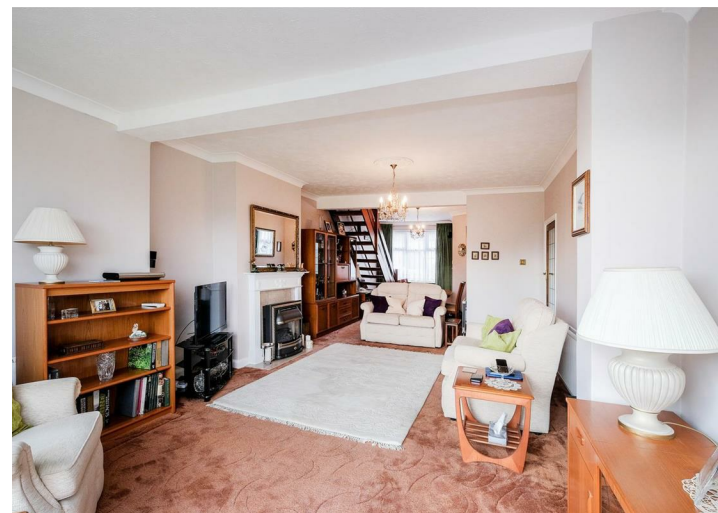
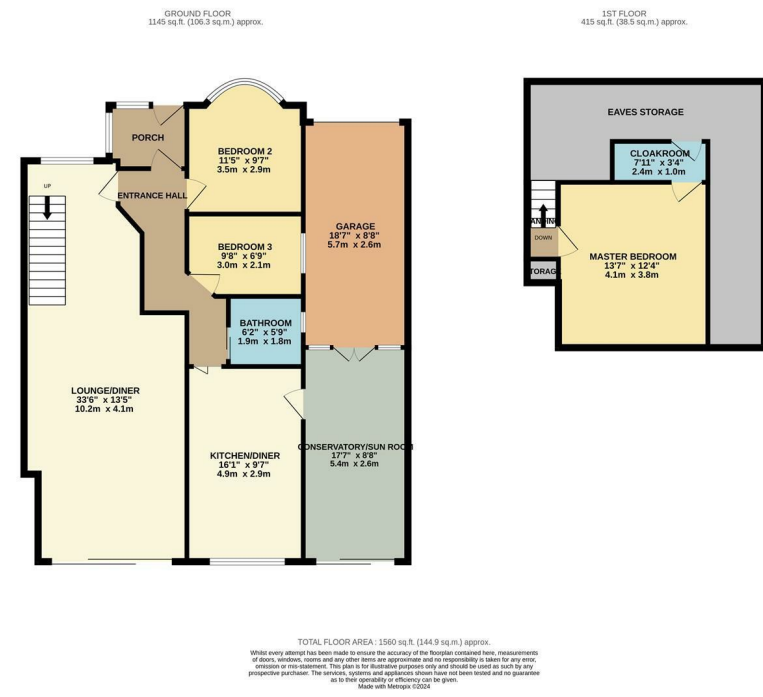




Superbly spacious and extended three bedroom semi-detached chalet bungalow which is tucked away in this quiet no through road in the heart of North Chingford and only a short walk to the main line station - Large Attached Garage - Additional Off Street Parking - Large Lounge/Diner - Beautiful Approx 60ft x 50ft South Facing Rear garden - No Onward Chain



## Valance Avenue, North Chingford, E4 6DR £665,000 Freehold

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	
46	77
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](mailto:northchingford@churchill-estates.co.uk)

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Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



LOOK!! LOOK!! LOOK!! - Superbly spacious three bedroom chalet style bungalow which is tucked away in this quiet no through road in one of North Chingford's most prestigious locations and is only a short walk to the main line station and the beautiful open spaces of Chingford plains and Epping forest. The property which is being offered with no onward chain boasts many fine features including a large 18ft x 8ft attached garage, additional off street parking to the front, large lounge/diner. spacious kitchen, conservatory/sun room, beautiful approx 60ft x 50ft south facing rear garden, ground floor shower room, additional en suite cloakroom, ample eaves storage room and an early internal viewing is as must to fully appreciate the space that this fine family home has to offer.

EPC Rating E

Council Tax Band E

