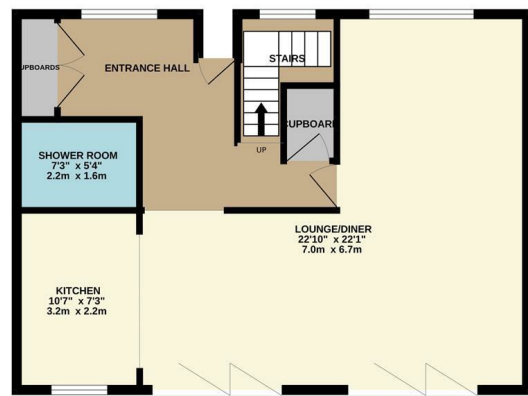
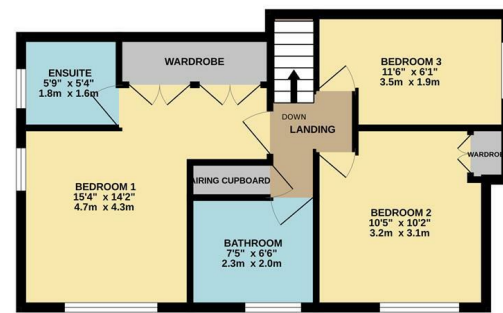




GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023

Exceptional and unique three bedroom, three bathroom link detached house which is adjacent to the forest and only a short walk to the main line station - Modernised To The Very Highest Standard - Beautiful Approx 60ft Rear Garden - Large Approx 40ft x 50ft Frontage - Ample Off Street Parking - First Floor Family Bathroom - Ground Floor Shower Room - Additional En-Suite Shower Room



## Forest Side, North Chingford, E4 6BA

£850,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	
England & Wales	



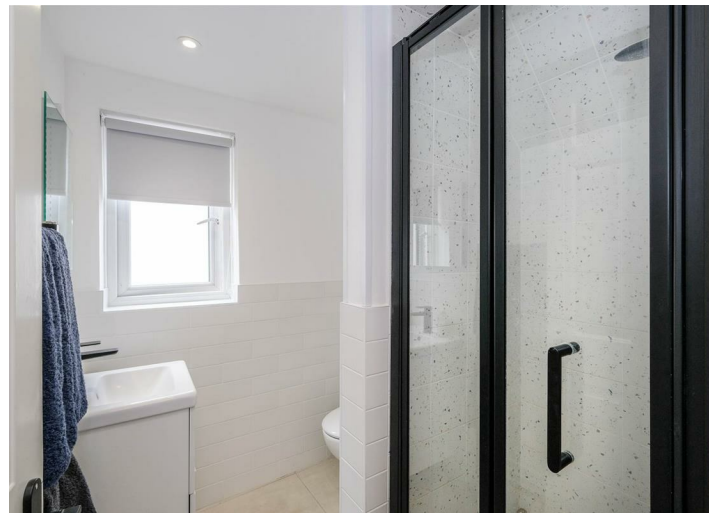
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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





BEAUTY AND STYLE!!! We are delighted to offer this exceptional and unique three bedroom, three bathroom link detached house which is situated in the heart of North Chingford adjacent to the forest and only a short walk to the main line station. The property which has gone through a full programme of refurbishment by the present vendors, has been finished to the very highest standard and is packed with many fine features including a large approx 40ft x 50ft frontage with ample off street parking, beautiful quality fitted kitchen, approx 60ft rear garden with side access and covered patio area, first floor family bathroom, ground floor shower room, additional en suite shower room and an early internal viewing is a must to fully appreciate this unique property.

EPC Rating D

Council Tax Band F

