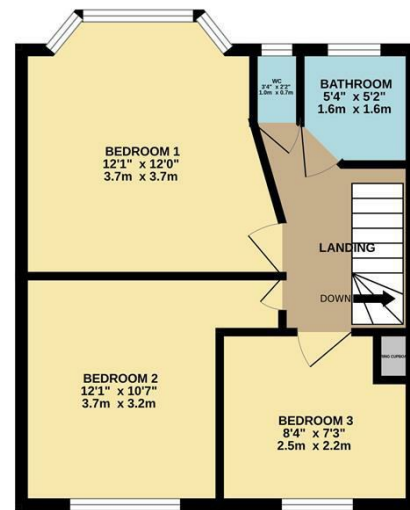
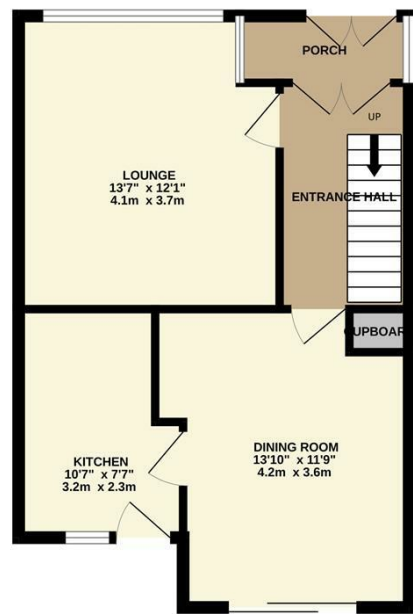




GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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 ©2024

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 36 | |
| (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 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.

CHURCHILL
estates

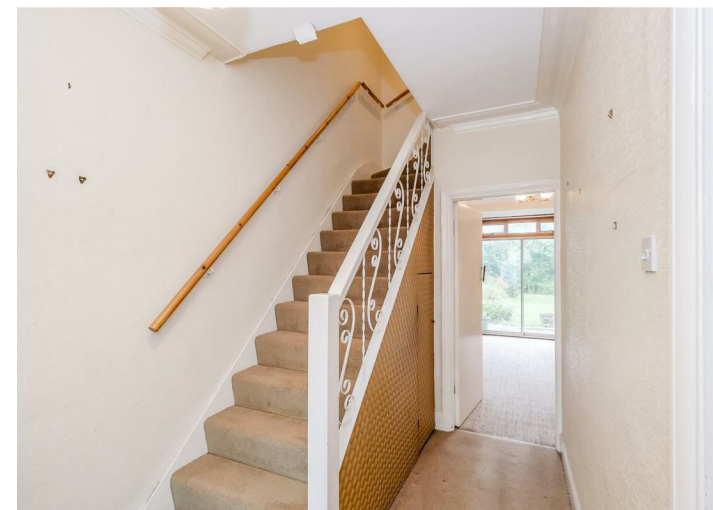
To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Three bedroom terraced house which is within walking distance of the main line station and offers superb future potential - Large Approx 60ft Rear Garden - Two Reception Rooms - First Floor Bathroom With Separate wc - No Onward Chain - Viewing Highly Recommended.

CHURCHILL
estates



Whitehall Gardens, North Chingford, E4 6EJ
Guide Price £545,000 Freehold



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



LOCATION WITH POTENTIAL!!! We are delighted to offer this three bedroom terraced house which is situated in the heart of North Chingford and only a short walk to the main line station. The property which is being offered with no onward chain offers superb future potential to extend (stpp) and also benefits from two large reception rooms, large approx 60ft rear garden, first floor bathroom with separate wc and an early internal inspection is a must to fully appreciate the superb potential this fine family house has to offer.

EPC Rating F

Council Tax Band D

