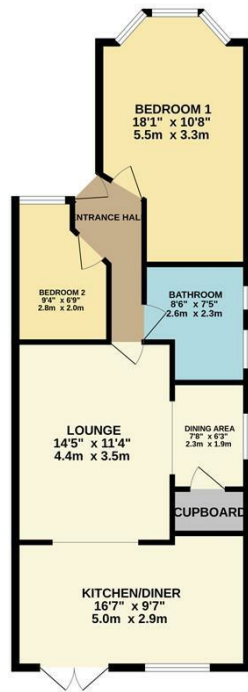




GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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 a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the green.
Made with floorplan 2024

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 74 |
| (55-68) D | | | |
| (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.

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

Two bedroom semi-detached bungalow which is situated in the heart of North Chingford and offers superb potential to extend (stpp) - Attached Garage Via Own Driveway - Large Approx 100ft Rear Garden - Accessible To The Main line Station - Close To The Forest - Viewing Highly Recommended.

CHURCHILL
estates



Courtland Avenue, North Chingford, E4 6DU
£600,000 Freehold



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



LOCATION WITH POTENTIAL!!! Do not miss out on this spacious two bedroom bungalow which is situated in this quiet turning in the heart of North Chingford adjacent to the forest and only a short walk to the main line station. The property offers superb potential to extend to the side, rear and into the loft (stpp) and benefits from attached garage to side via own driveway, large approx 100ft rear garden, extended kitchen/diner, large lounge, additional dining area, spacious bathroom and and an early internal inspection is a must to fully appreciate the potential this fine property has to offer.

EPC Rating C

Council Tax Band E

