



TOTAL FLOOR AREA: 1005 sq.ft. (100.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such by any prospective purchaser. The methods, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlan 02/2024

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			
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.

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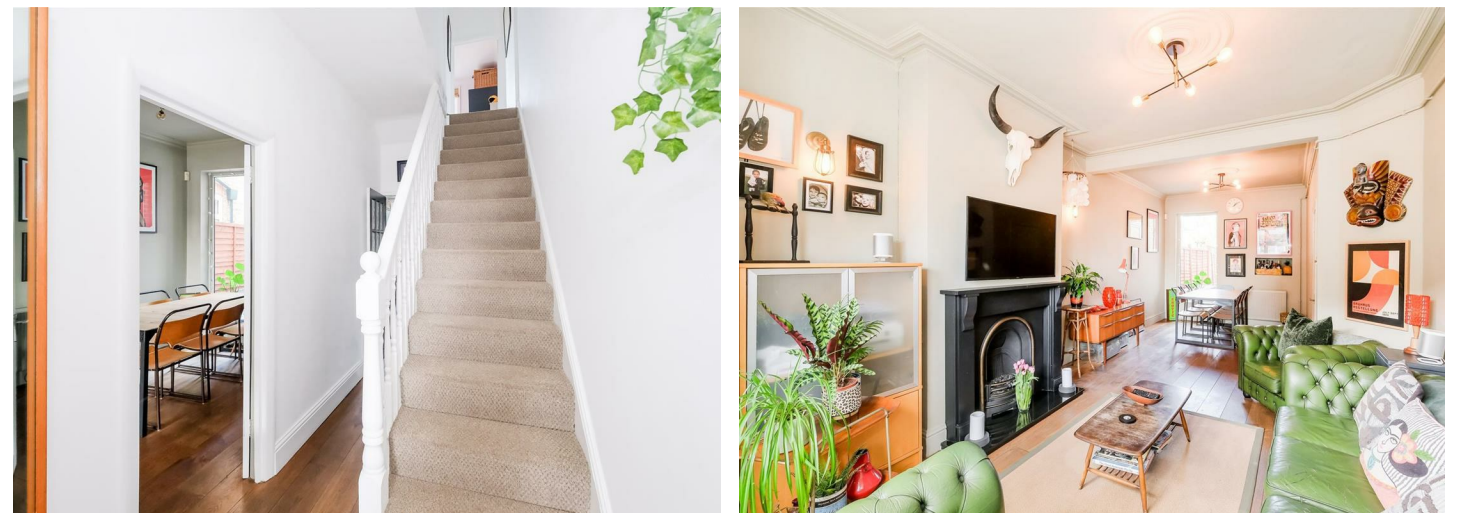
To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Lovely four bedroom, two bathroom terraced house which is situated in the heart of North Chingford and only a short walk to the main line station - Large Through Lounge - First Floor Bathroom - Additional Ground Floor Shower Room - Approx 40ft Rear Garden - Good Sized Bedrooms - Fitted Kitchen.

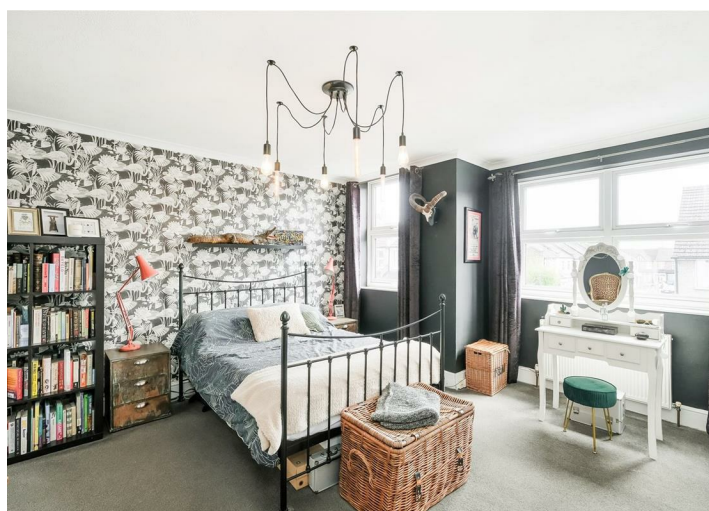
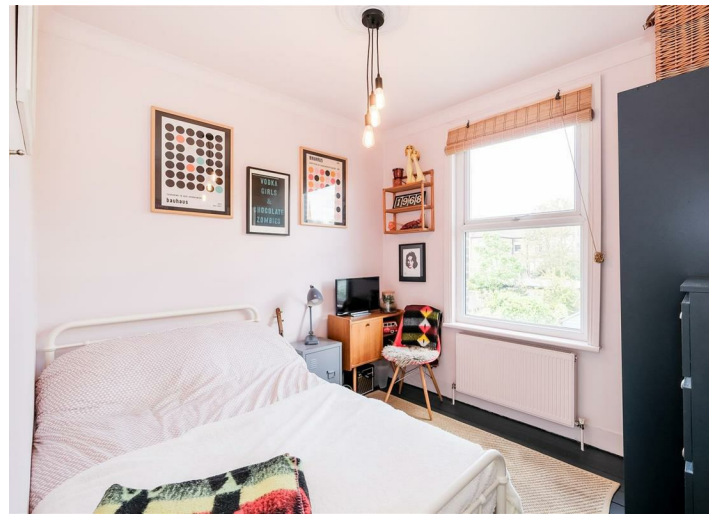
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Pretoria Road, North Chingford, E4 7HA
£650,000 Freehold



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LOCATION!! LOCATION!! - Lovely four bedroom, two bathroom terraced house which is situated in the heart of North Chingford and only a short walk to the main line station. The property benefits from a large through lounge, first floor family Bathroom, additional ground floor shower room, approx 40ft rear garden, fitted kitchen, good size bedrooms and we feel would make an ideal family home.

EPC Rating D
Council Tax Band D