



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.  
 Whilst 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 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.  
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1040.00 sq ft

**CHURCHILL**  
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Beresford Road, North Chingford, E4 6EE  
 £750,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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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Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**





LOCATION WITH POTENTIAL!!! Spacious Three Bedroom Semi-Detached house which is only a short walk to the main line station. The property which is being offered with no onward chain is in need of some modernisation but offers superb future potential and benefits from an attached garage plus off street parking to front, large app 100ft rear garden, two reception rooms, first floor bathroom with separate WC. An early internal inspection is a must to fully appreciate the potential that this fine property has to offer.

EPC Rating E

Council Tax Band E

