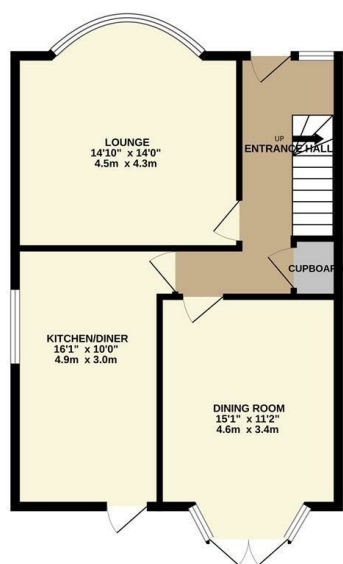
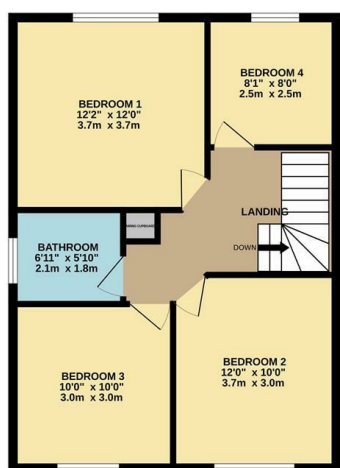




GROUND FLOOR  
595 sq. ft. (55.3 sq.m.) approx.



1ST FLOOR  
567 sq. ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq. ft. (107.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 Metropac C2024

Council: Waltham Forest | Council Tax Band: F | Floor Area: 1162.00 sq ft

**CHURCHILL**  
estates

Mount View Road, North Chingford, E4 7EF  
Offers Over £800,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		50	75
	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](mailto:northchingford@churchill-estates.co.uk)



CHARACTER AND LOCATION!!! Beautiful four bedroom Edwardian semi-detached house which is situated in the heart of North Chingford and only a short walk to the main line station and the beautiful open spaces of Epping forest. The property which is being offered with no onward chain retains much of the original charm and offers superb future potential. Benefits include garage via shared driveway, lovely approx 100ft south facing rear garden, two large reception rooms, first floor bathroom, outside wc and we feel would make an ideal family home. So do not delay and call us today for an early internal inspection.

EPC Rating E

Council Tax Band F

