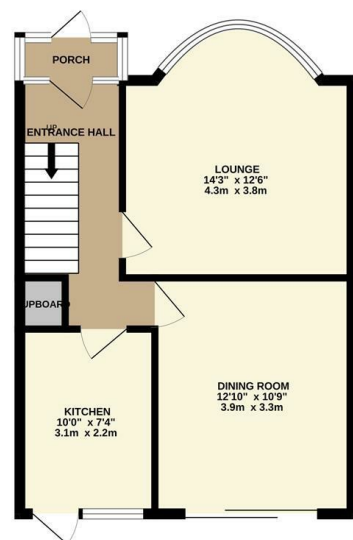
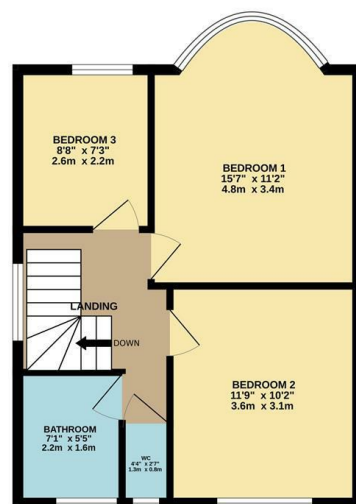




GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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. Made with Metropac G2024.



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Brodie Road, North Chingford, E4 7HF
Offers Over £600,000 Freehold

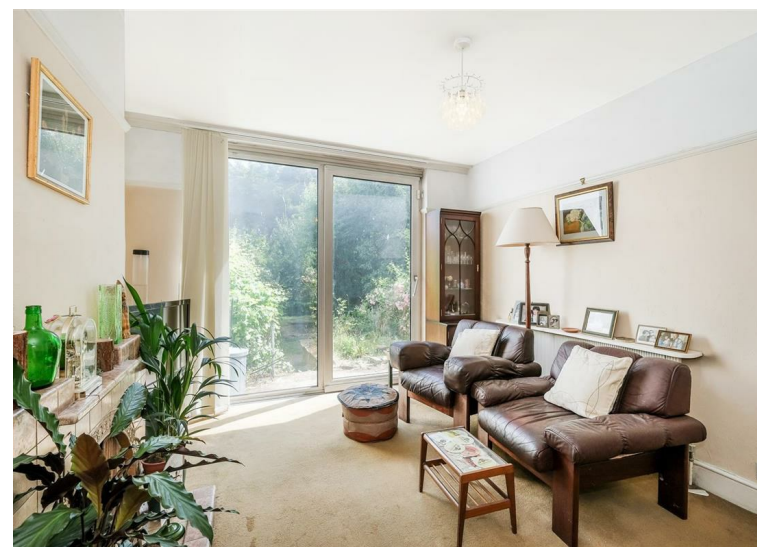
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

Council: Waltham Forest | Council Tax Band: E | Floor Area: 907.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
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**



FUTURE POTENTIAL!!! Three bedroom semi-detached house which is situated in the sought after North Chingford location and is accessible to the main line station. The property which is being offered with no onward chain offers superb future potential to extend (stpp) and benefits from a large approx 60ft rear garden with rear access, two reception rooms, first floor bathroom with separate wc and an early internal inspection is a must to fully appreciate the potential that this fine family house has to offer.

EPC Rating E

Council Tax Band E

