



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan compared to measurements of the actual property, errors and omissions are possible and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual figures and dimensions shown here are not intended to be a guarantee as to their accuracy or efficiency can be given. Made with SketchUp 2024.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1147.00 sq ft



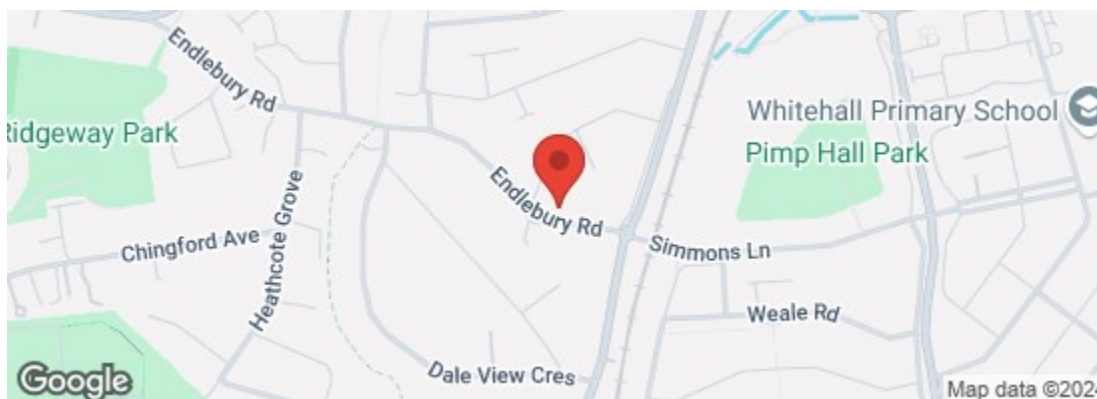
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Endlebury Road, North Chingford, E4 6QF

Offers In Excess Of £700,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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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Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



IDEAL FAMILY HOME!!! Beautiful three bedroom brick fronted semi-detached house which is situated in the sought after North Chingford location. The property offers superb potential to extend (stpp) and boasts many fine features including large 16ft x 8ft attached garage via own driveway, additional off street parking, large sun room, approx 50ft rear garden with side access, spacious family bathroom, additional ground floor wc, large through lounge and we feel would make an ideal family home.

EPC Rating D

Council Tax Band E

