



TOTAL FLOOR AREA : 934 sq.ft. (86.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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: sq ft



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Hawkdene, North Chingford, E4 7PF
Offers Over £550,000 Freehold

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

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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Request a Viewing: **020 8529 5500** Email: northchingford@churchill-estates.co.uk



LOOK!! LOOK !! LOOK!! Beautiful extended three bedroom terraced house which is situated in the Yardley school catchment area and only a short hoppla bus ride to the main line station. The property which has been well maintained and modernised benefits from off street parking to front, extended kitchen/diner, large approx 80ft rear garden with rear access, first floor bathroom, open plan lounge 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 D

