

TOTAL FLOOR AREA: 1021 sq ft (94.6 sq m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and 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 search, agency and agencies' names have not been listed and no guarantee as to their capability or efficiency can be given. Made with Metreplan 02/24



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Berrybank Close, North Chingford, E4 6TX
 £625,000 Freehold

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

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC

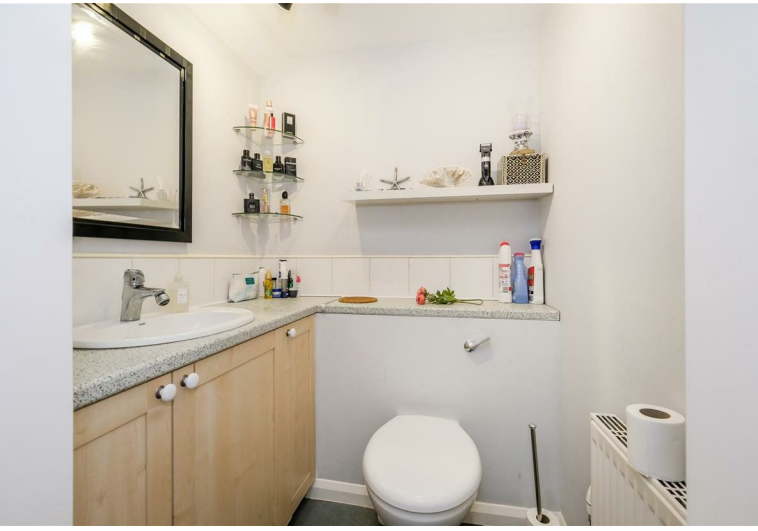


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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



PEACE AND QUIET!!! Lovely four bedroom, two bathroom modern detached house which is situated in this quiet cul de sac location in the heart of North Chingford and is accessible to the main line station. The property benefits from a beautiful south facing garden with outhouse and side access, large lounge/diner, utility room, first floor family bathroom, additional shower room, ground floor wc, en suite cloakroom and we feel would make an ideal family home.

EPC Rating D

Council Tax Band E

