



CHURCHILL
estates

Low Hall Close, North Chingford, E4 7JR
Offers Over £700,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 3

Council: Waltham Forest | Council Tax Band: F | Floor Area: 1665.00 sq ft

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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 INVESTMENT OPPORTUNITY!!! We are delighted to offer this superbly spacious and extended five bedroom, three bathroom semi detached house which is tucked away in this quiet cul de sac location in the sought after North Chingford location. The property which is being offered with no onward chain is packed with many fine features including self contained annexe with en suite shower room, off street parking to front, ample rear garden with large plot of land to the side which is an ideal building plot (stpp), newly decorated, newly fitted carpets, three reception rooms, first floor bathroom, additional first floor shower room and we feel would make an ideal investment opportunity.

EPC Rating D

Council Tax Band F

