

GROUND FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: 1082.00 sq ft

**CHURCHILL**  
estates

Endlebury Road, North Chingford, E4 6QG  
£650,000 Freehold

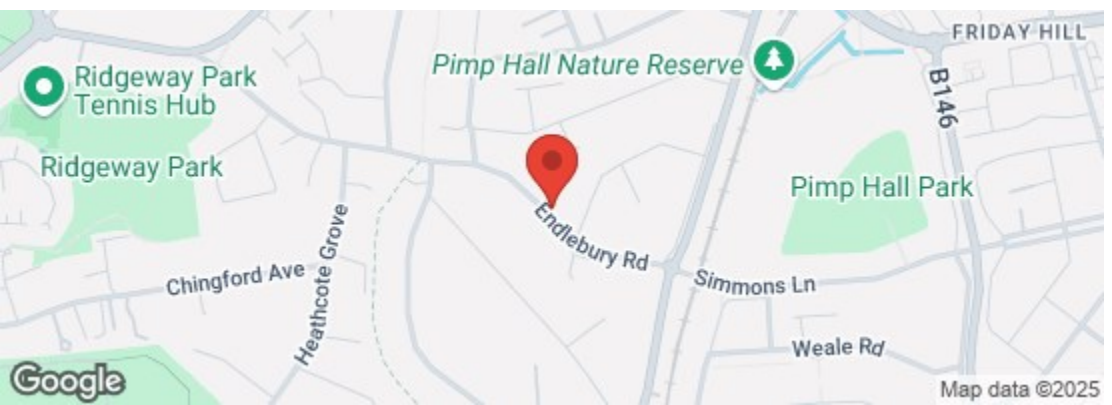
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.





BEAUTY AND STYLE!!! Do not miss out on this beautiful three bedroom terraced house which is situated in the sought after North Chingford location and offers ample potential for a rear and loft extension (stpp). The property which has been well maintained and modernised by the present vendors benefits from off street parking to front, single garage to rear, approx 65ft rear garden with rear access, two large reception rooms. lovely fitted kitchen, beautiful and large family bathroom and we feel would make an ideal family home. So do not delay and call us today for an early internal viewing.

EPC Rating tbc

Council Tax Band E

