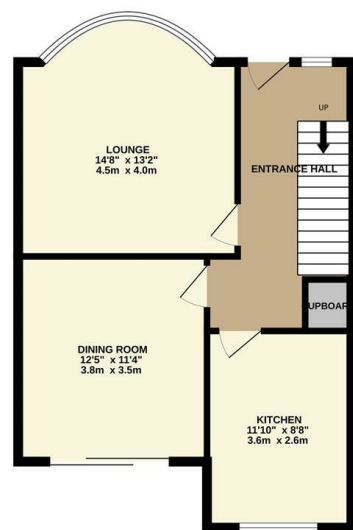
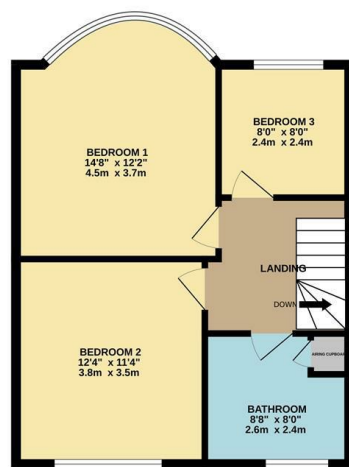




GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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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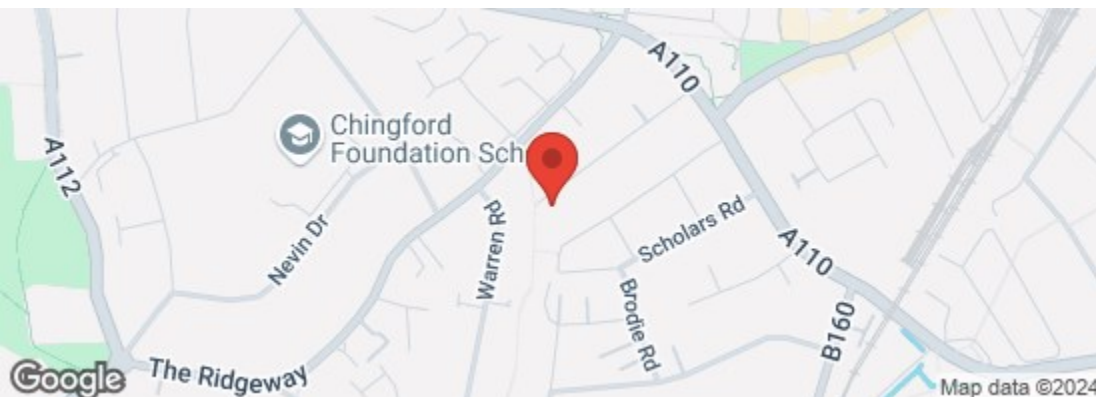
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1035.00 sq ft

CHURCHILL
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Woodland Road, North Chingford, E4 7EU
Offers Over £625,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.



CHURCHILL
estates

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



CHARACTER AND LOCATION!!! Do not miss out on this beautiful three bedroom end terraced house which is situated in this quiet no through road in the heart of North Chingford and is only a short walk to the main line station. The property which retains much of the original character has superb potential to extend (stpp) and benefits from a large approx 100ft rear garden, two reception rooms, spacious first floor bathroom and we feel would make an ideal family home.

EPC Rating D

Council Tax Band D

