



TOTAL FLOOR AREA: 977 sq.ft. (90.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any legal proceedings. The agent, agent and advertiser make no representation and no guarantee as to their accuracy or efficiency can be given.  
Map data ©2024

Council: LONDON BOROUGH OF WALTHAM FOREST | Council Tax Band: E |  
Floor Area: 1032.00 sq ft



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Seymour Road, North Chingford, E4 7LR  
Offers Over £600,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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.



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



AN EXCELLENT OPPORTUNITY TO PURCHASE THIS WELL PRESENTED 1930'S BUILT THREE BEDROOM DOUBLE FRONTED SEMI-DETACHED BUNGALOW OFFERING A LOUNGE, MODERN FITTED KITCHEN, MODERN FITTED 2 PIECE SUITE BATHROOM, SEPARATE WC, DOUBLE GLAZED CONSERVATORY, FANTASTIC REAR GARDEN OF APPROXIMATELY 100FT, OFF STREET PARKING FOR THREE CARS AND PANORAMIC VIEWS.

CONVENIENTLY LOCATED FOR CHINGFORD FOUNDATION SCHOOL AND WITHIN A SHORT DRIVE OF BOTH NORTH AND SOUTH CHINGFORD SHOPPING FACILITIES.

