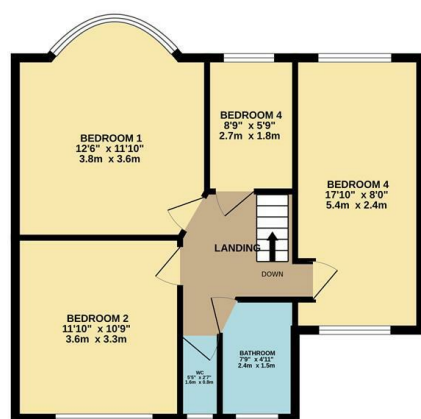
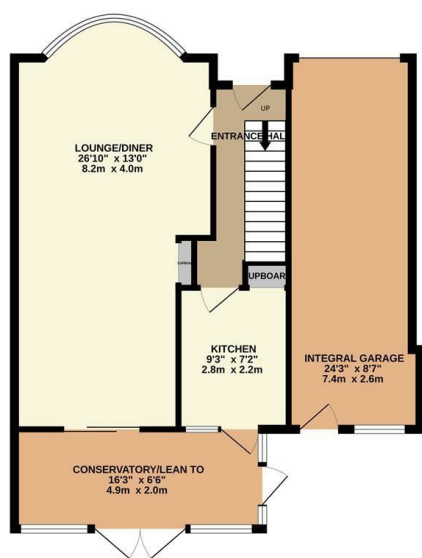


GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
593 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Neopex 02028

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1339.00 sq ft

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Larkshall Road, North Chingford, E4 6PE
Offers Over £650,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

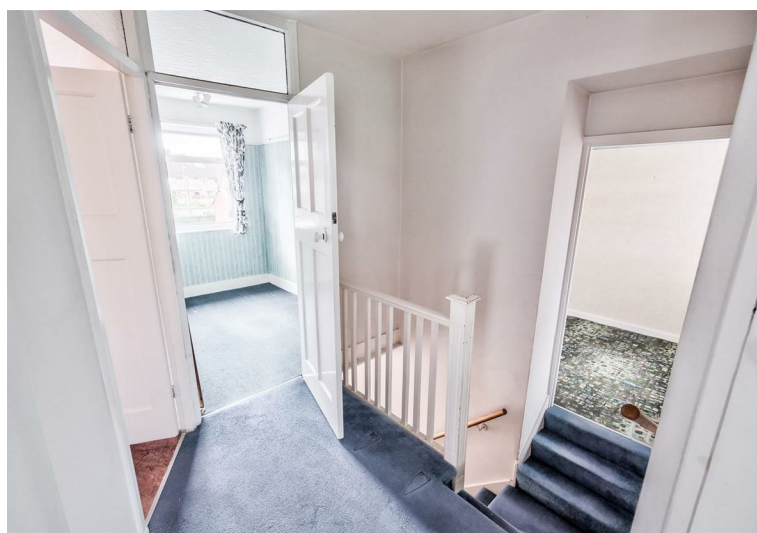
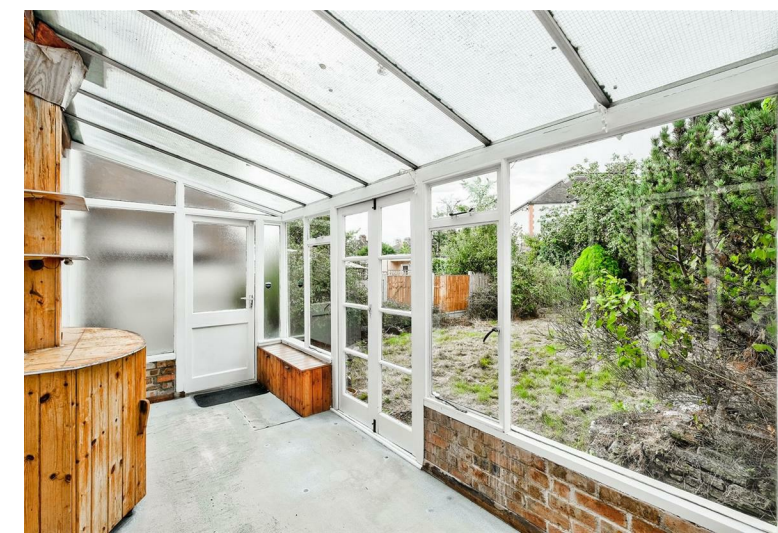
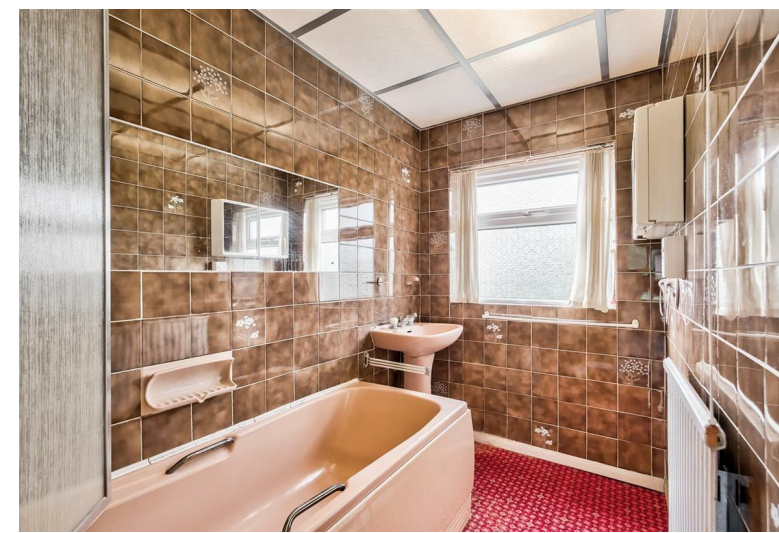


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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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SUPERB FUTURE POTENTIAL!!! We are delighted to offer this superbly spacious and extended four bedroom semi-detached house which is situated in the sought after North Chingford location. The property which is being offered with no onward chain has superb future potential and benefits from a large 24ft x 8ft integral garage via own driveway, double storey side extension, large approx 90ft rear garden, large through lounge, first floor bathroom with separate wc and we feel would make an ideal family home. So do not delay and call today for an early internal inspection.

EPC Rating F

Council Tax Band E

