



TOTAL FLOOR AREA: 1504 sq.ft. (139.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for 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 Netopac 02/24

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1504.00 sq ft

**CHURCHILL**  
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Shaftesbury Road, North Chingford, E4 7BW  
 £725,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</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.



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



Welcome to this extended semi-detached house located on Shaftesbury Road in the highly convenient area of North Chingford. This property boasts 2 intercommunicating reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 bedrooms and 2 bathrooms, there is plenty of room for everyone in the household.

One of the highlights of this property is the large double-glazed conservatory, providing a bright and airy space to enjoy your morning coffee or unwind with a good book. The ground floor cloakroom adds convenience to your daily routine, while the brick-built garage offers ample storage space plus off street parking to front.

Spanning across 1,504 sq ft, this home has been designed to offer both space and practicality. The loft extension provides additional living space, giving you the flexibility to create a home office, playroom, or whatever your heart desires.

Situated just a short walk away from shops and the station, this property offers the perfect blend of suburban tranquillity and urban convenience. Don't miss out on the opportunity to make this house your home in the heart of North Chingford.

EPC Rating F

Council Tax Band E

