



**CHURCHILL**  
estates

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

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

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

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





SPACE AND STYLE!!! Superbly spacious three bedroom semi detached house which is tucked away in this quiet slip road location and is accessible to the main line station and all local amenities. The property which has been well maintained and modernised by the present vendors benefits from off street parking to front, large gated side access, extended kitchen/diner, large approx 60ft rear garden, first floor family bathroom and an early internal viewing is a must to fully appreciate this fine family home.

EPC Rating E

Council Tax Band E

