



**CHURCHILL**  
estates

Berrybank Close, North Chingford, E4 6TX  
Offers Over £600,000 Freehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</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**





PEACE AND QUIET!!! Lovely three bedroom, two bathroom modern detached house which is situated in this quiet cul de sac location in the heart of North Chingford and is accessible to the main line station. The property benefits from an attached garage (currently being used as a bedroom), beautiful south facing garden with outhouse and side access, large lounge/diner, utility room, first floor family bathroom, additional shower room, ground floor wc, and we feel would make an ideal family home.

EPC Rating D

Council Tax Band E

