

TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 852.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		1
(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.

CHURCHILL
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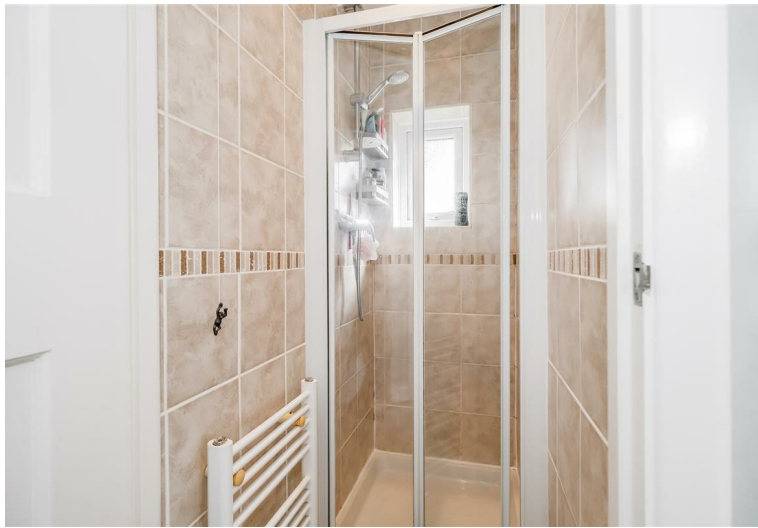
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Amesbury Drive, North Chingford, E4 7PZ
£600,000 Freehold

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



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



LOCATION AND STYLE!!! Beautiful three bedroom semi detached house which is situated in the sought after Yardley school location adjacent to the forest and only a short Hoppa bus ride to the main line station. The property which is being offered with no onward chain has been well maintained and modernised by the present vendor and boasts many fine features including large detached garage via shared driveway, large approx 130ft rear garden with side access, first floor bathroom, additional shower, ground floor wc, large through lounge and we feel would make an ideal family home. So do not delay and call us today for an early internal inspection.

EPC Rating D

Council Tax Band D

