



TOTAL FLOOR AREA: 1258 sq.ft. (116.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the property only. The actual layout and dimensions may vary from those shown and no guarantee as to their accuracy or efficiency can be given.
Made with Floorplan 3D

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1258.00 sq ft

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

CHURCHILL
estates



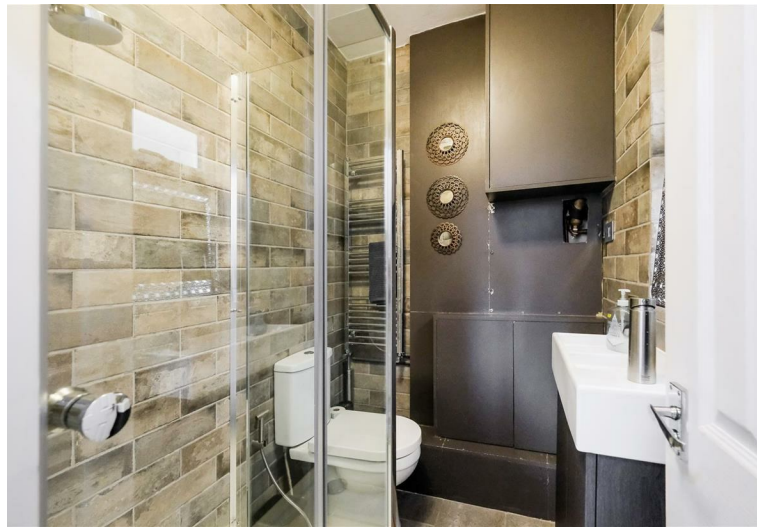
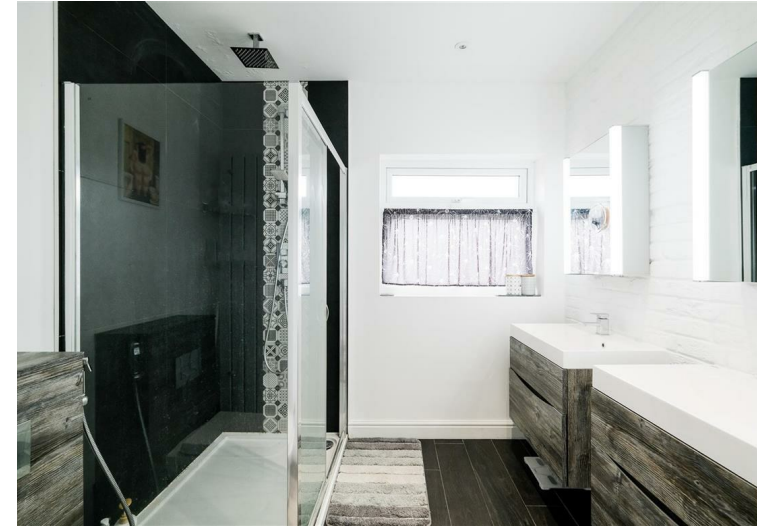
CHURCHILL
estates

Larkshall Road, North Chingford, E4 7HS
Offers Over £725,000 Freehold

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



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



SPACE FOR THE GROWING FAMILY!!! Superbly spacious and extended three bedroom semi-detached house which is situated in the sought after North Chingford location and is accessible to the main line station and all local amenities. The property offers many fine features including off street parking to front, large outhouse with sauna and shower room, extended kitchen/diner, spacious family bathroom, additional ground floor shower room, approx 60ft rear garden with side access, utility cupboard, large through lounge and we feel would be ideal for the growing family. So do not delay and call us today for an earl internal viewing.

EPC Rating D

Council Tax Band E

