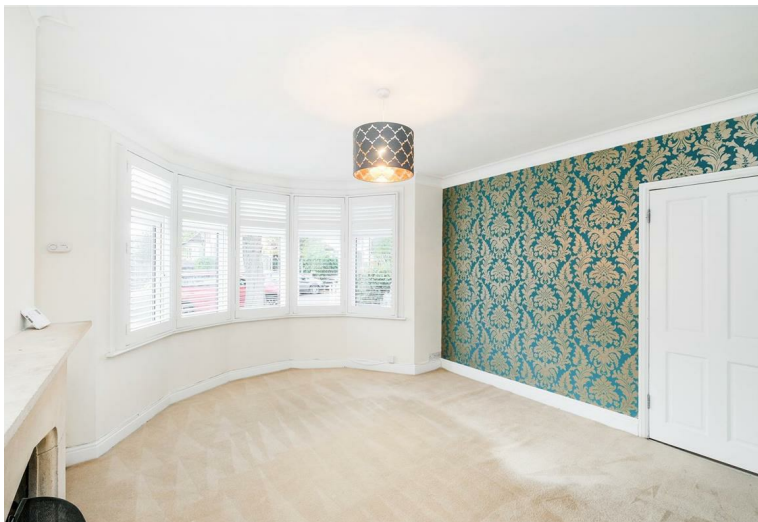


TOTAL APPROX. FLOOR AREA 1526 SQ.FT. (141.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 operation or efficiency can be given.
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Kimberley Road, North Chingford, E4 6DD
Offers Over £850,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2

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.

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IDEAL FAMILY HOME!!! Do not miss out on this superbly spacious and extended four bedroom, two bathroom semi detached house which is situated in the heart of North Chingford and is only a short walk to the main line station The property which is being offered with no onward chain boasts any fine features including a beautiful extended kitchen/diner, first floor family bathroom, additional en-suite shower room, ground floor wc,, lovely approx 60ft rear garden with side access and we feel would make an ideal family home.

EPC Rating E

Council Tax Band E

