





**CHURCHILL**  
estates

Essex Road, North Chingford, E4 6DG  
Offers Over £850,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | 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		



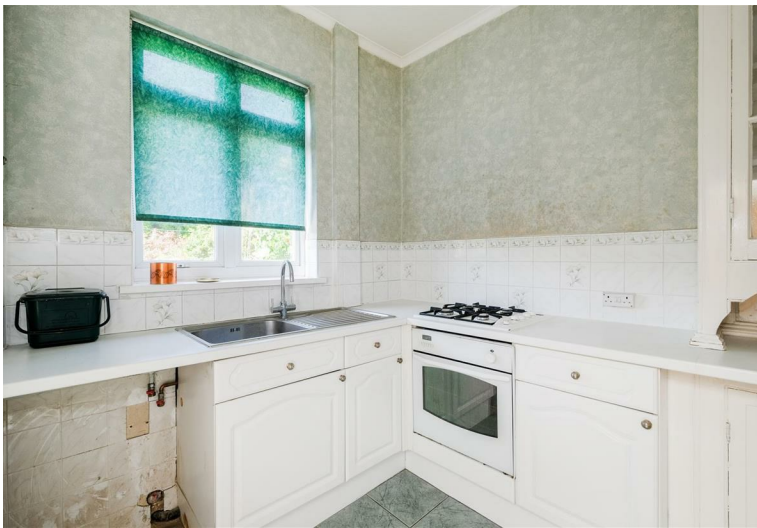
The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information 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.

**CHURCHILL**  
estates



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





LOCATION WITH POTENTIAL!!! Superb character three bedroom semi-detached house which is situated in the heart of North Chingford and only a short walk to the main line station and the beautiful open spaces of Epping forest. the property which is being offered with no onward chain is in need of modernisation throughout but offers superb future potential and benefits from attached garage via own driveway, beautiful approx 70ft rear garden with side access, two large reception rooms, first floor shower room with separate wc, additional ground floor wc, covered lean to and an early internal inspection is a must to fully appreciate the space and potential this family home has to offer.

EPC Rating D

Council Tax Band E

