



GROUND FLOOR
APPROX. FLOOR
AREA 869 SQ. FT.
(80.5 SQ. M.)

FIRST FLOOR
APPROX. FLOOR
AREA 984 SQ. FT.
(91.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1853 SQ. FT. (172.1 SQ. M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Homestyler (2022)

Council: Waltham Forest | Council Tax Band: F | Floor Area: 1853.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(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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Nevin Drive, North Chingford, E4 7LH
£950,000 Freehold

Bedrooms: 4 | Reception Rooms: 3 | Bathrooms: 3



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



LOOK!!! LOOK!!! LOOK!!! A unique opportunity to acquire this superbly spacious four bedroom, three bathroom double fronted semi detached house which is situated in the sought after North Chingford location and is accessible to all local amenities including the main line station direct into the heart of central London. The property which is being offered with no onward chain offers superb future potential (subject to planning permission) and is packed with many fine features including a detached self contained studio with two large double garages underneath behind double gates with additional off street parking, three large reception rooms, first floor family bathroom, two additional first floor shower rooms, ground floor wc, large south facing rear garden, large wrap around front garden, large fitted kitchen and we feel would make an ideal home for the growing family or an ideal investment opportunity. So do not delay and call us today for an early internal inspection.

PLEASE NOTE THAT THIS PROPERTY IS UNDER TWO DIFFERENT TITLES ON LAND REGISTRY SO ANY PROSPECTIVE PURCHASER MUST CHECK WITH THEIR MORTGAGE PROVIDERS THAT THEY WILL LEND ON THE PROPERTY.

EPC Rating E

Council Tax Band F

