

TOTAL FLOOR AREA: 1050 sq. ft. (97.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, 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: E | Floor Area: 1050.00 sq ft

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.

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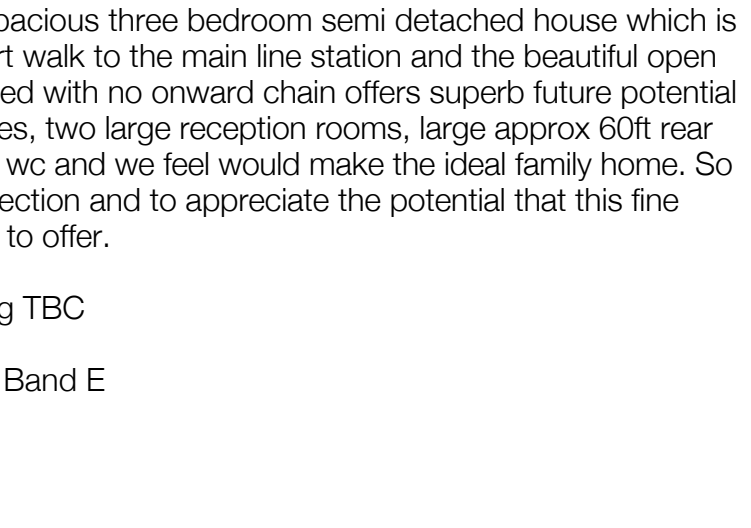
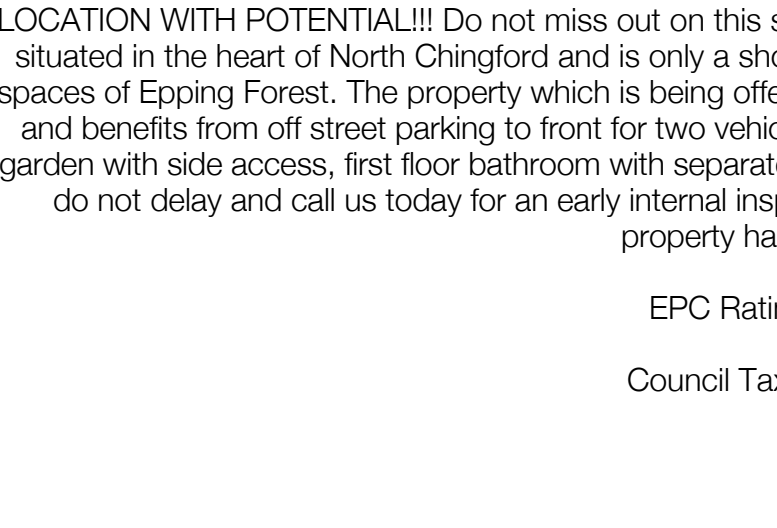
Beresford Road, North Chingford, E4 6EE  
£750,000 Freehold

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



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





LOCATION WITH POTENTIAL!!! Do not miss out on this spacious three bedroom semi detached house which is situated in the heart of North Chingford and is 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 offers superb future potential and benefits from off street parking to front for two vehicles, two large reception rooms, large approx 60ft rear garden with side access, first floor bathroom with separate wc and we feel would make the ideal family home. So do not delay and call us today for an early internal inspection and to appreciate the potential that this fine property has to offer.

EPC Rating TBC

Council Tax Band E