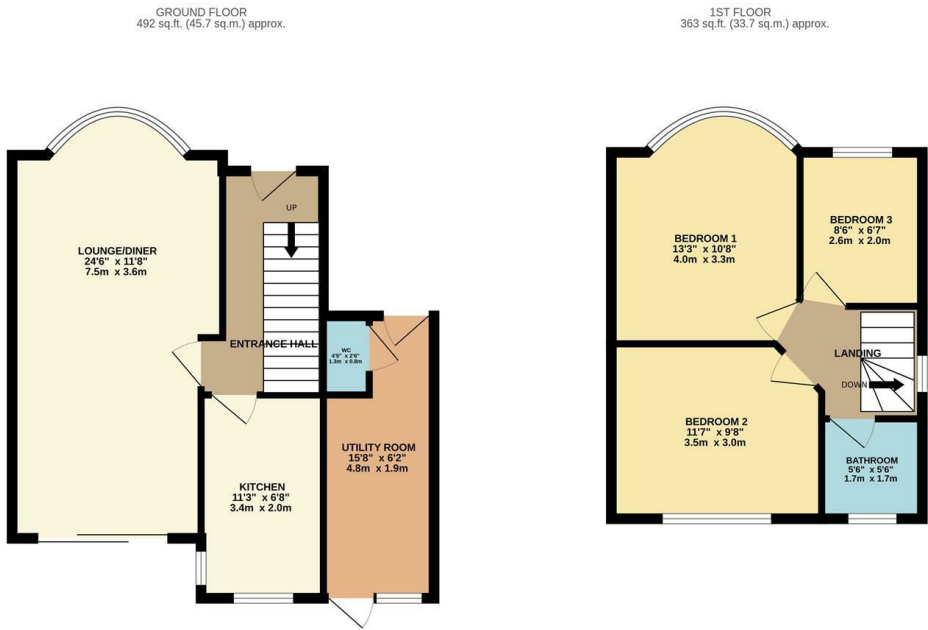




Council: Waltham Forest | Council Tax Band: E | Floor Area: 855.00 sq ft

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.

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Rosslyn Avenue, North Chingford, E4 6DX
Offers Over £650,000 Freehold

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



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**



PEACEFUL LOCATION!!! Lovely three bedroom semi detached house which is tucked away in this quiet no through road backing onto the forest and accessible to the main line station and all local amenities. The property which has been a loving family home for forty years benefits from off street parking to front, beautiful approx 40ft rear garden, utility room, tiled first floor shower room, additional ground floor wc, large through lounge and also has superb future potential to extend (STPP). So do not delay and call us today for an early internal inspection.

EPC Rating TBC

Council Tax Band E

