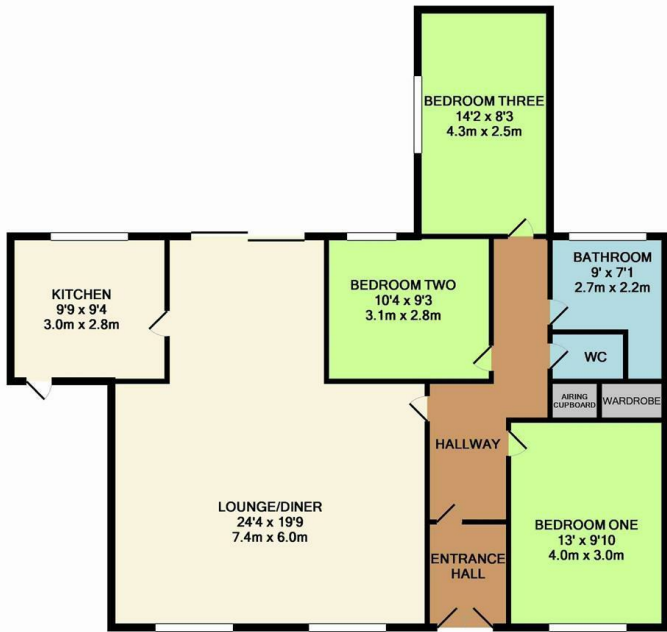




TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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 operability or efficiency can be given.
Made with Metropix ©2015

Council: Waltham Forest | Council Tax Band: F | Floor Area: 1021.00 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.

CHURCHILL
estates

CHURCHILL
estates

Drysdale Avenue, North Chingford, E4 7NJ
Offers Over £600,000 Freehold

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



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



UNIQUE OPPORTUNITY!!! We are delighted to offer this truly unique three double bedroom detached bungalow which is situated in the sought after Yardley school location adjacent to the forest and only a short hoppla bus ride to the main line station and all local amenities. The property boasts many fine features including garage to side via own driveway, ample off street parking, large front garden, covered patio area to side, beautiful rear garden, large lounge diner, three double bedrooms, large bathroom with separate wc, and we feel would make an ideal family home or for someone who is downsizing.

EPC Rating D

Council Tax Band F

