



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 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 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.

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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1504.00 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.

**CHURCHILL**  
estates



**CHURCHILL**  
estates

Long Deacon Road, North Chingford, E4 6EG  
£950,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2



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





LOCATION AND SPACE!!! We are delighted to offer this superbly spacious and extended five bedroom, two bathroom 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 Chingford plains and Epping forest. The property which has been well maintained and modernised by the present vendors benefits from two large reception rooms, beautiful fitted kitchen, lovely approx 60 ft rear Garden with side access, large first floor family bathroom, additional en suite shower room, ground floor cloakroom and we feel would make the ideal family home.

EPC Rating TBC

Council Tax Band E

