



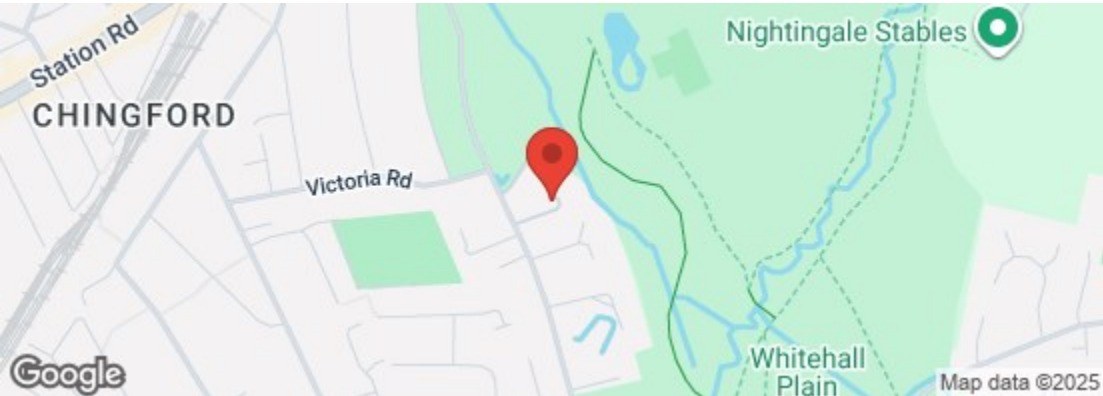
TOTAL FLOOR AREA: 1704 sq. ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: 1704.00 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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Beech Tree Glade, North Chingford, E4 6BG
£850,000 Freehold

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



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



PEACE AND TRANQUILITY!!! Beautiful spacious and extended five bedroom, two bathroom semi detached house which is tucked away in this quiet cul de sac location adjacent to the forest and only a short walk to the main line station. The property which has been lovingly maintained by the present vendors and boasts many fine features including a large 19ft x 8ft integral garage via own driveway (There is no dropped kerb so would need to get consent from Waltham Forest council), large kitchen diner, extended dining room, additional large reception, large utility room, first floor bathroom, additional first floor shower room, lovely approx 50ft rear garden and we feel would make the ideal family home.

PLEASE NOTE THAT THERE IS NO DROPPED KERB TO GAIN ACCESS TO THE DRIVEWAY SO WOULD NEED TO GET CONSENT FROM WALTHAM FOREST COUNCIL

EPC Rating TBC

Council Tax Band E

