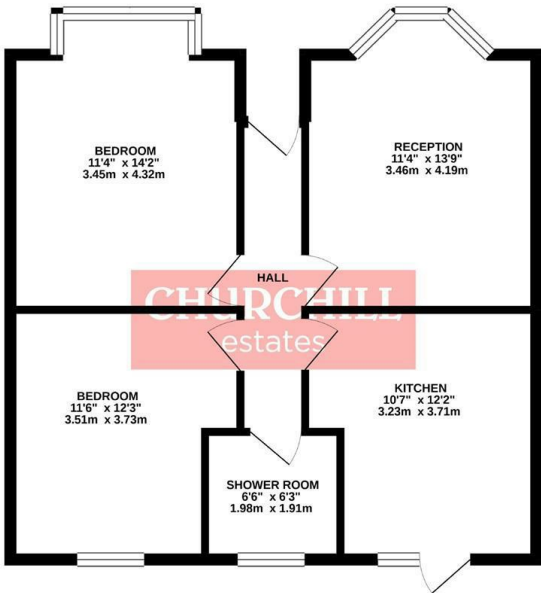




GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq ft (60.6 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance only and should be used as a guide only. It is not intended to be used for any other purpose. The plan is for guidance only and should be used as a guide only. It is not intended to be used for any other purpose. The plan is for guidance only and should be used as a guide only. It is not intended to be used for any other purpose.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 652.00 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.



Mark Avenue, North Chingford, E4 7NR
Offers Over £550,000 Freehold

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



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



DO NOT MISS OUT!!! We are delighted to offer this beautiful two double bedroom semi detached bungalow which is situated in the Yardley school catchment area adjacent to the forest and only a short Hoppa bus ride to the main line station. The property which is being offered with no onward chain offers superb future scope to extend (stpp) and benefits from off street parking to front, lovely fitted kitchen, shower room, superb and large approx 100ft south facing rear garden and an early internal viewing is a must to fully appreciate this fine home and the potential it has to offer.

EPC Rating D

Council Tax Band E

