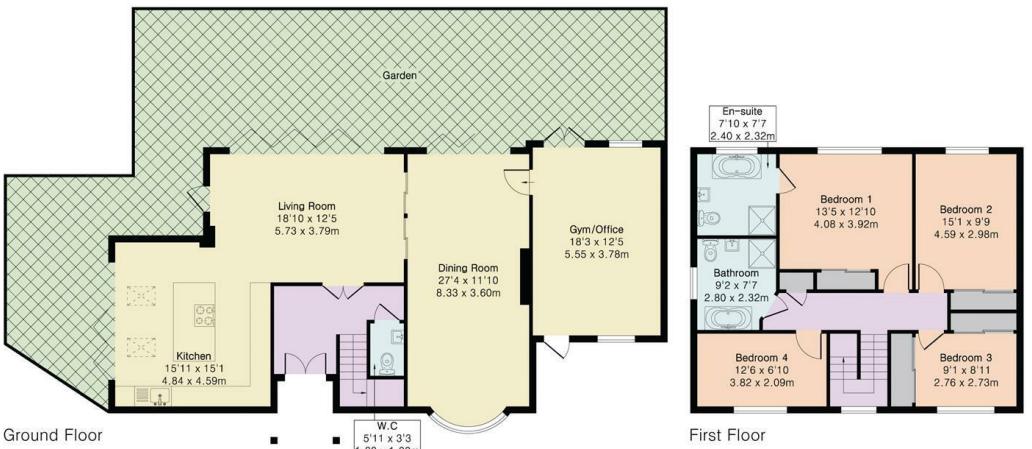




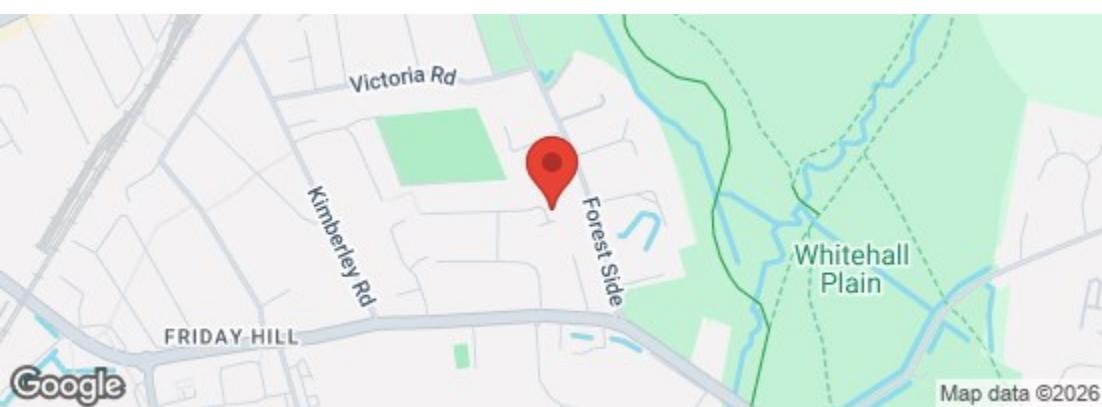
Approximate Gross Internal Area 1877 sq ft - 174 sq m

Ground Floor Area 1122 sq ft – 104 sq m

First Floor Area 755 sq ft – 70 sq m



Council: Waltham Forest | Council Tax Band: G | Floor Area: 1877.00 sq ft



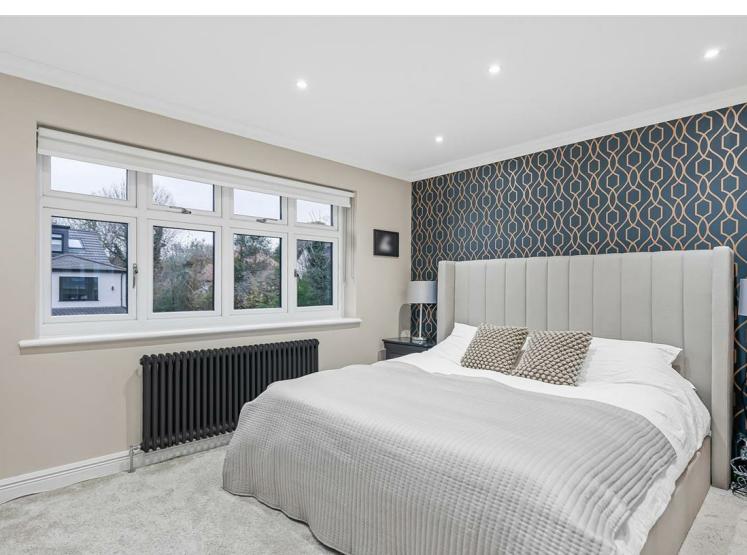
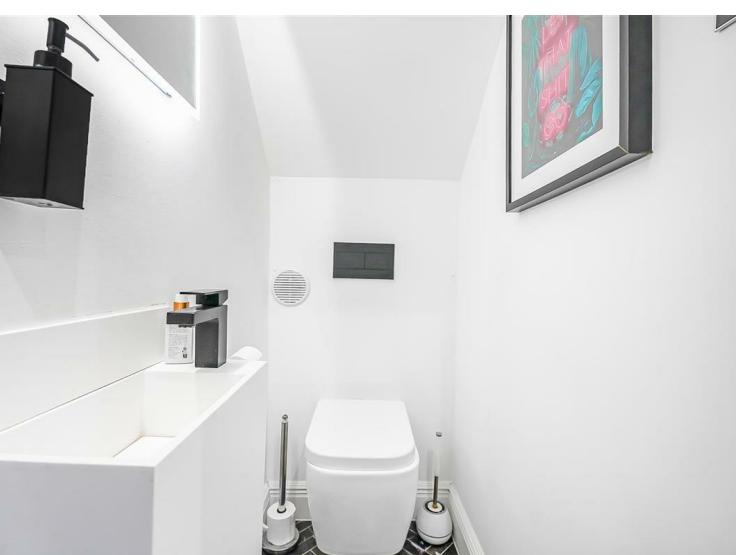
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

Faversham Avenue, North Chingford, E4 6DT
£1,250,000 Freehold

Bedrooms: 4 | Reception Rooms: 3 | Bathrooms: 2



CHURCHILL
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BEAUTY AND STYLE!!! We are delighted to offer this superbly spacious four bedroom, two bathroom fully detached house which is tucked away in this quiet no through road in the heart of North Chingford adjacent to the forest and only a short walk to the main line station and the range of quality bars and restaurants on Station Road together with all local amenities and major bus routes. The property which has been modernised to the very highest standard by the present vendors is packed with many fine features including off street parking to front, luxury fully integrated kitchen diner with bi fold doors and open plan into a large dining/family room with bi fold doors onto a lovely and secluded wrap around rear garden then sliding door into a large lounge with a further door into another reception room, ground floor wc, luxury and spacious first floor family bathroom, additional large en suite bathroom and an early internal viewing is a must to fully appreciate this superb family home.

EPC Rating TBC

Council Tax Band G

