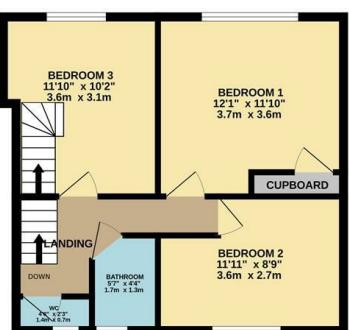
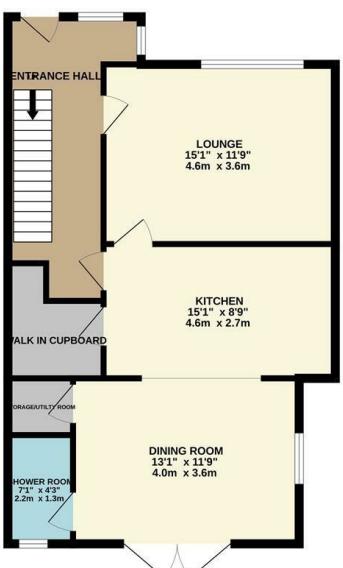




GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.

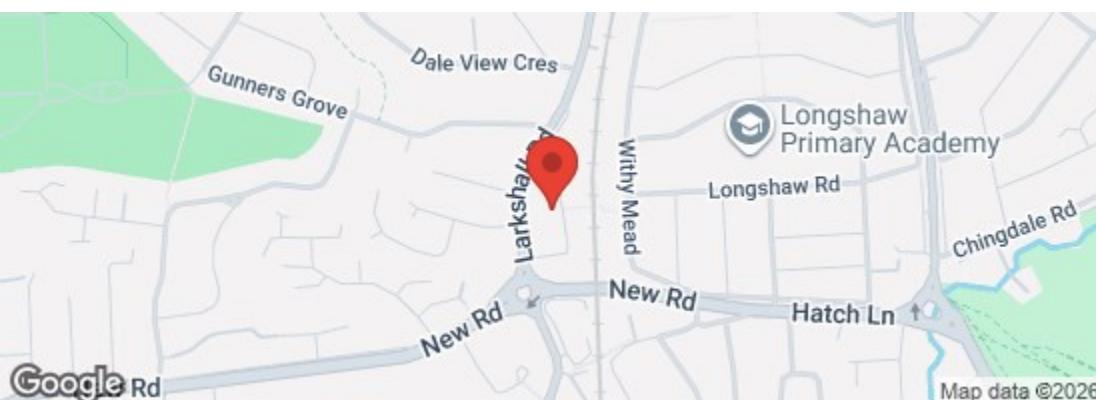
1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq ft. (102.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows and rooms are approximate. Accuracy is not guaranteed and no warranties can be given for the floorplans. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures 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.

Council: Waltham Forest | Council Tax Band: A | Floor Area: 1104.00 sq ft

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	73
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

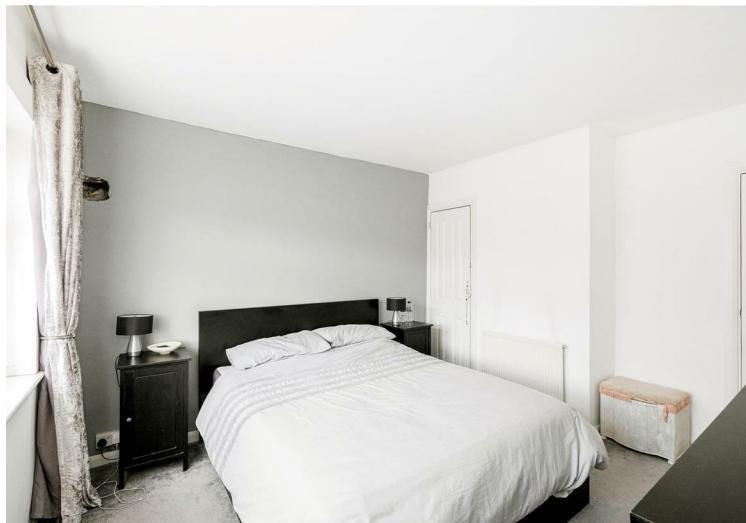
Lukin Crescent, Chingford, E4 6NN  
£495,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



**CHURCHILL**  
estates

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



**CASH BUYERS ONLY!!!** Spacious and extended three bedroom, two bathroom, non standard concrete construction (THEREFORE YOU CANNOT OBTAIN A MORTGAGE) semi detached house which has been well maintained by the present vendors. The property which is being offered with no onward chain has been extended to the rear and benefits from an additional large boarded loft room 15'6 x 10'3, ample off street parking to front, small utility room, large walk in storage cupboard, first floor bathroom with separate wc, additional ground floor shower room, approx 40ft x 40ft rear garden, large covered side access and we feel would make an ideal family home.

EPC Rating D

Council Tax Band A