



Approximate Gross Internal Area 1468 sq ft - 136 sq m
Ground Floor Area 838 sq ft - 78 sq m
First Floor Area 630 sq ft - 58 sq m



Ground Floor

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1468.00 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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Hornbeam Grove, Chingford, E4 6JE
Offers Over £550,000 Freehold

Bedrooms: 3 | Reception Rooms: 3 | Bathrooms: 3



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



DO NOT MISS OUT!!! Beautiful and spacious three bedroom, two bathroom extended end terraced house which is situated in the ever popular Friday Hill development adjacent to the forest and accessible to the main line station and all local amenities including schools and bus routes. The property which is being offered with no onward chain has the added advantage of an attached one bedroom self contained annex with lounge/kitchen, bedroom and en suite shower room and benefits from ample off street parking to front, two reception rooms, lovely fitted kitchen, ground floor bathroom, additional first floor shower room, beautiful approx 45ft rear garden and we feel would make an ideal family home. So do not delay and call us today for an early internal inspection.

EPC Rating C

Council Tax Band D

