

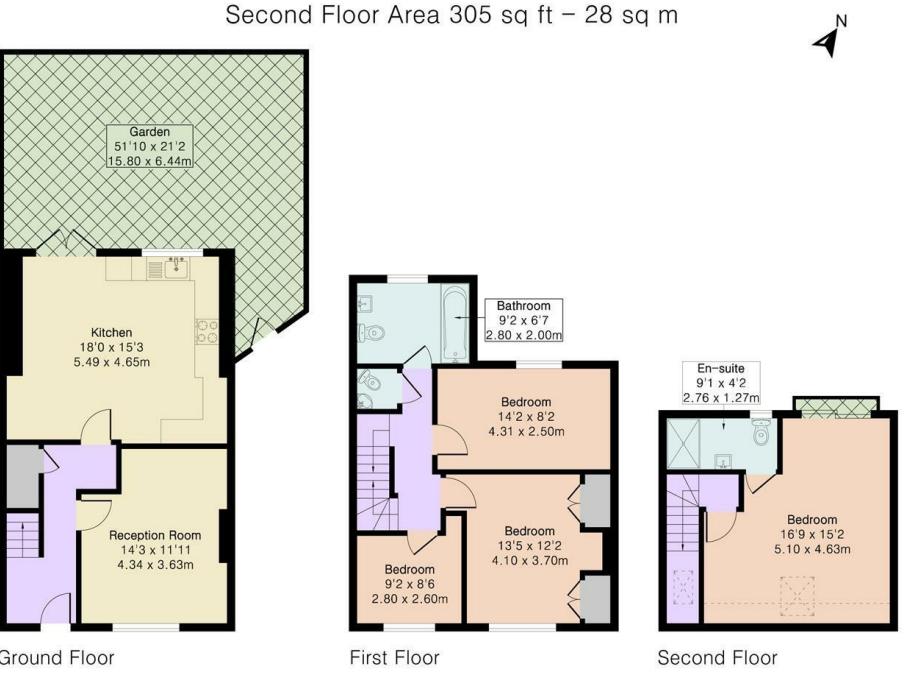


**Approximate Gross Internal Area 1338 sq ft - 124 sq m**

Ground Floor Area 539 sq ft - 50 sq m

First Floor Area 494 sq ft - 46 sq m

Second Floor Area 305 sq ft - 28 sq m



Council: Waltham Forest | Council Tax Band: D | Floor Area: 1338.00 sq ft

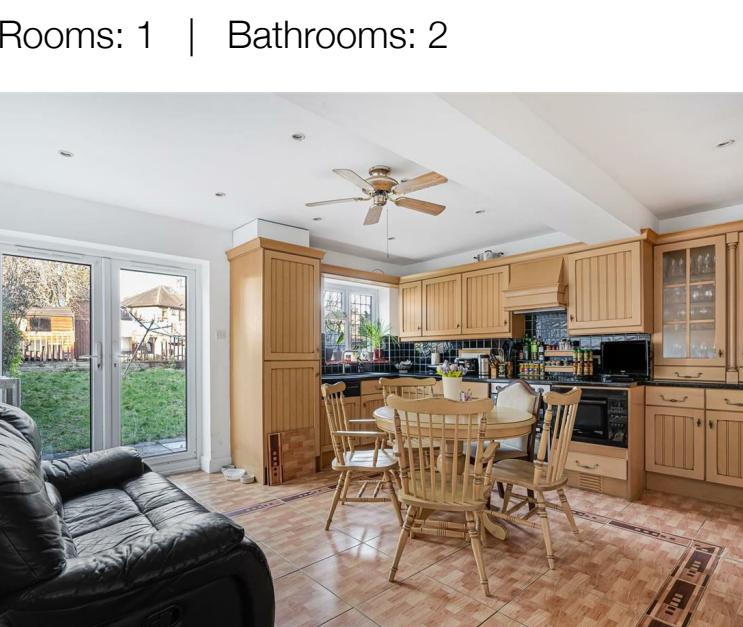
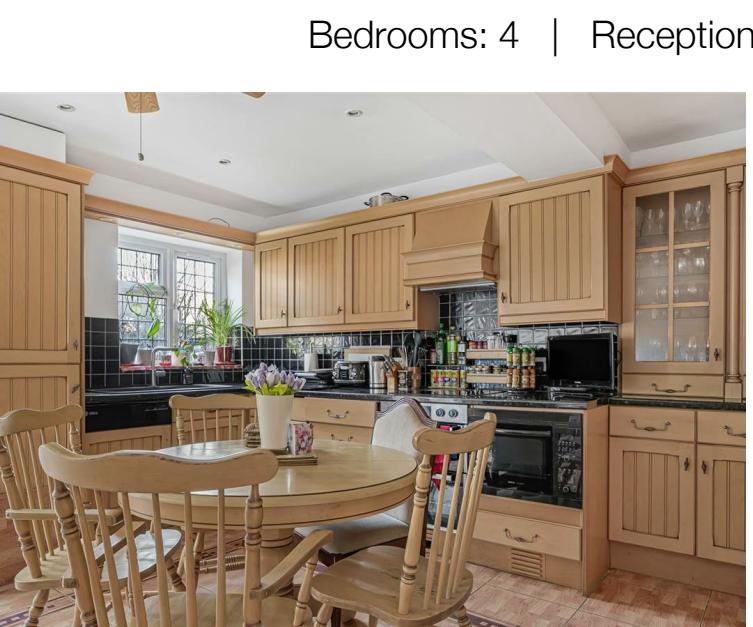
Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	43
EU Directive 2002/91/EC			



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



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



**SPACE AND LOCATION!!!** Superbly spacious and extended four bedroom, two bathroom tunnel linked terraced house which is situated on the ever popular Friday Hill development and only moments away from Chingford Hatch for the range of shops and amenities including bus routes. The property is packed with many fine features including a large extended kitchen diner, extended first floor bathroom, additional first floor wc, en suite shower room, approx 50ft rear garden with tunneled side access, large reception room and we feel would make an ideal family home.

EPC Rating E

Council Tax Band D

