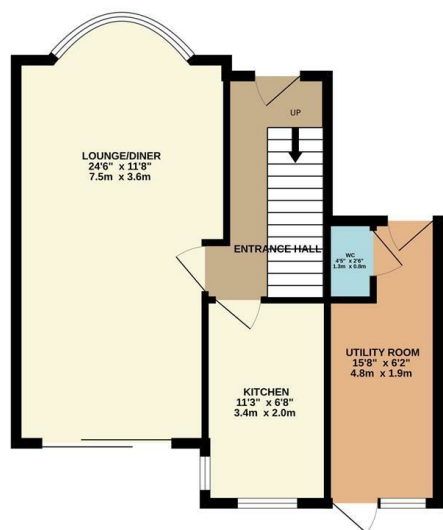
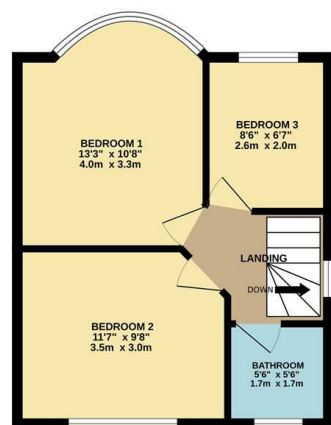


GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropac C0205.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 855.00 sq ft

**CHURCHILL**  
estates

Rosslyn Avenue, North Chingford, E4 6DX  
£635,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(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.

**CHURCHILL**  
estates



Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)



PEACEFUL LOCATION!!! Lovely three bedroom semi detached house which is tucked away in this quiet no through road backing onto the forest and accessible to the main line station and all local amenities. The property which has been a loving family home for forty years benefits from off street parking to front, beautiful approx 40ft rear garden, utility room, tiled first floor shower room, additional ground floor wc, large through lounge and also has superb future potential to extend (STPP). So do not delay and call us today for an early internal inspection.

EPC Rating C

Council Tax Band E

