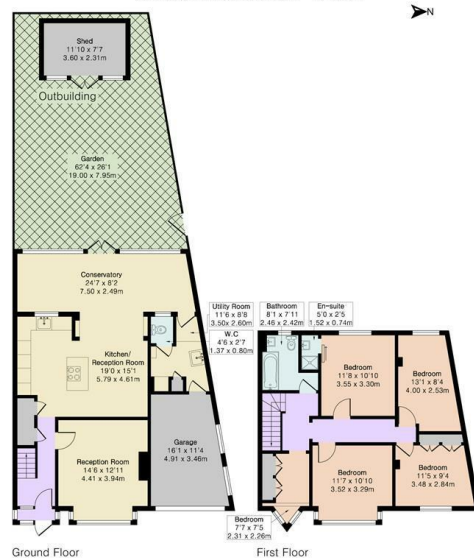




Approximate Gross Internal Area 1752 sq ft - 162 sq m  
(Excluding Outbuilding)  
Ground Floor Area 1028 sq ft - 95 sq m  
First Floor Area 724 sq ft - 67 sq m  
Outbuilding Area 90 sq ft - 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



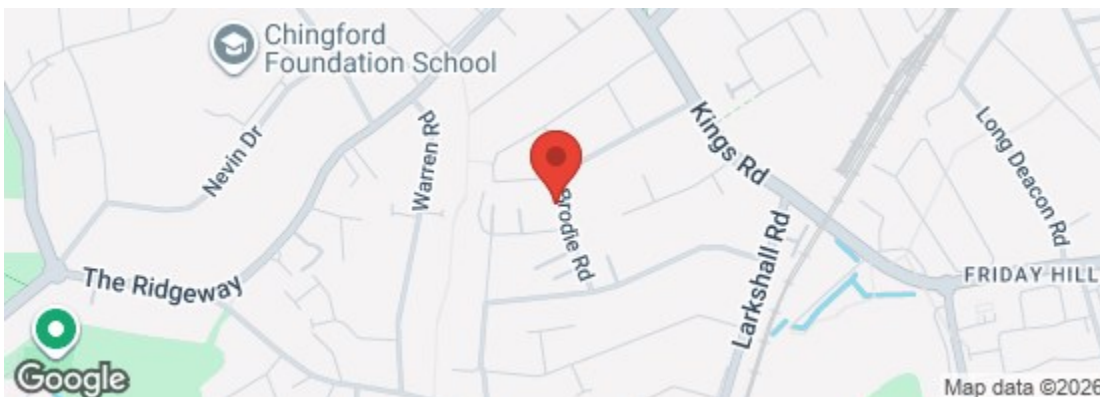
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1752.00 sq ft

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Brodie Road, North Chingford, E4 7HF  
Offers Over £800,000 Freehold

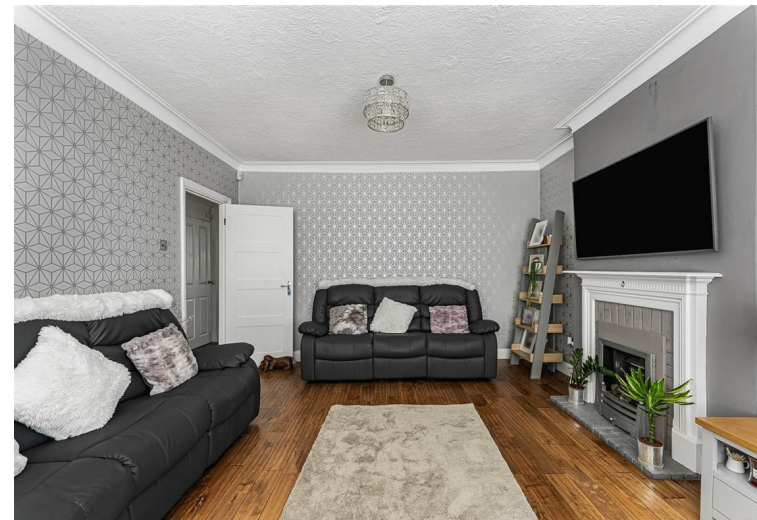
Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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SPACE AND STYLE!!! Beautiful and spacious five bedroom, two bathroom end terraced house which is situated in the heart of North Chingford and within walking distance to the main line station, local amenities, schools and bus routes. The property which has been superbly modernised by the present vendor is packed with many fine features including large integral garage via own driveway with ample off street parking, luxury fitted kitchen diner which leads into a beautiful and large conservatory with double doors onto a superb approx 60ft landscaped rear garden with pedestrian side access, utility room, first floor family bathroom with additional en suite shower room, ground floor wc and we feel would make an ideal home for the growing family. So do delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band E

