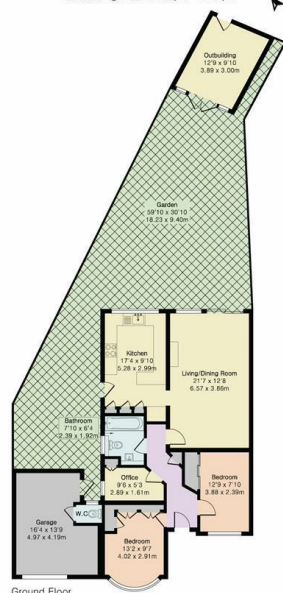




Approximate Gross Internal Area 881 sq ft - 82 sq m  
 (Excluding Garage & Outbuilding)  
 Garage Area 206 sq ft - 19 sq m  
 Outbuilding Area 125 sq ft - 12 sq m



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: 881.00 sq ft

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>	<b>64</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.



Courtland Avenue, North Chingford, E4 6DU  
 Offers Over £650,000 Freehold

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



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



PEACE AND TRANQUILITY!!! Beautiful three bedroom extended semi detached bungalow which is tucked away in this quiet residential turning in the heart of North Chingford and accessible to the main line station and the beautiful open spaces of Epping forest. The property which is being offered with no onward chain boasts many fine features including large attached garage to side with electronic door, additional off street parking to front, large reception room, spacious fitted kitchen diner, large approx 60ft rear garden and we feel would make an ideal family home or for someone who is downsizing. So do not delay and call us today for an early internal inspection.

EPC Rating D

Council Tax Band E

