

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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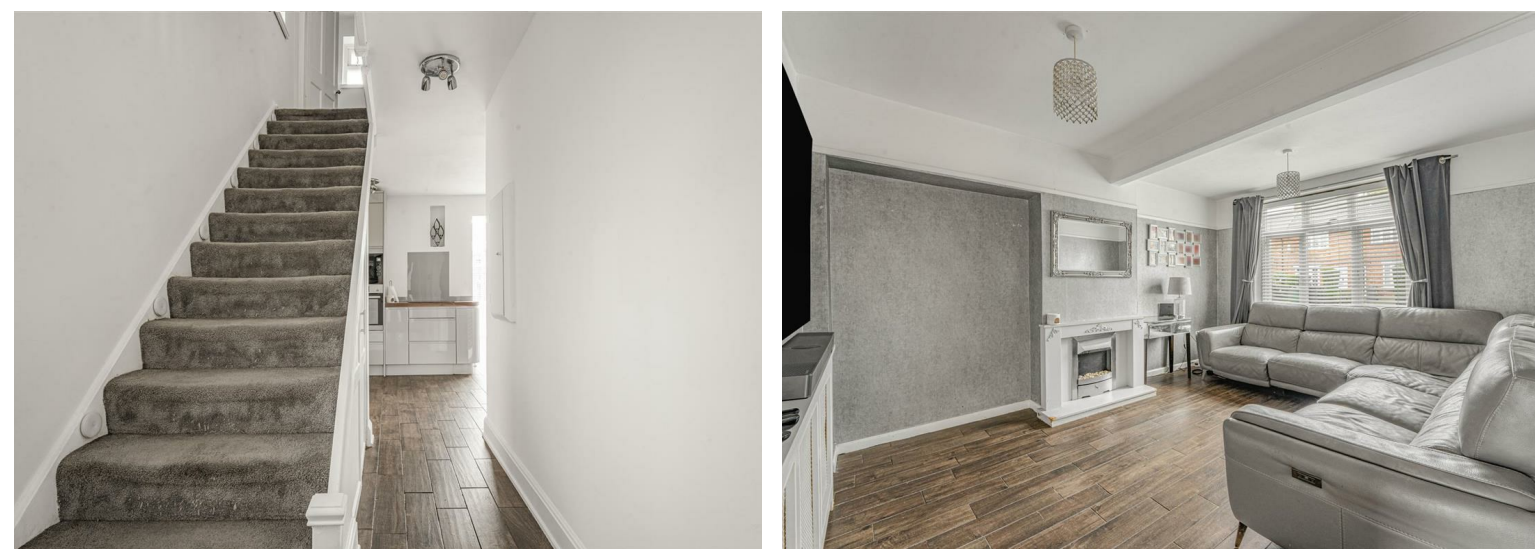
Council: Waltham Forest | Council Tax Band: D | Floor Area: 907.00 sq ft



**CHURCHILL**  
estates

Otterbourne Road, Chingford, E4 6LL  
£525,000 Freehold

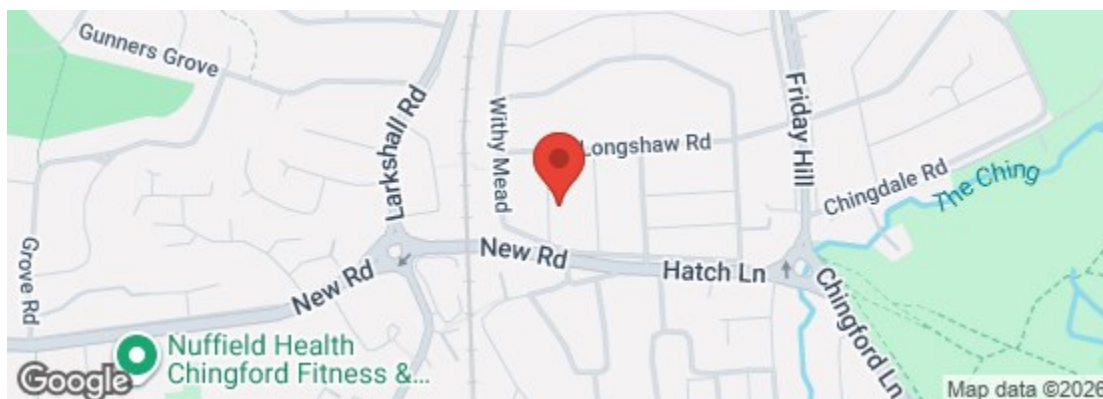
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



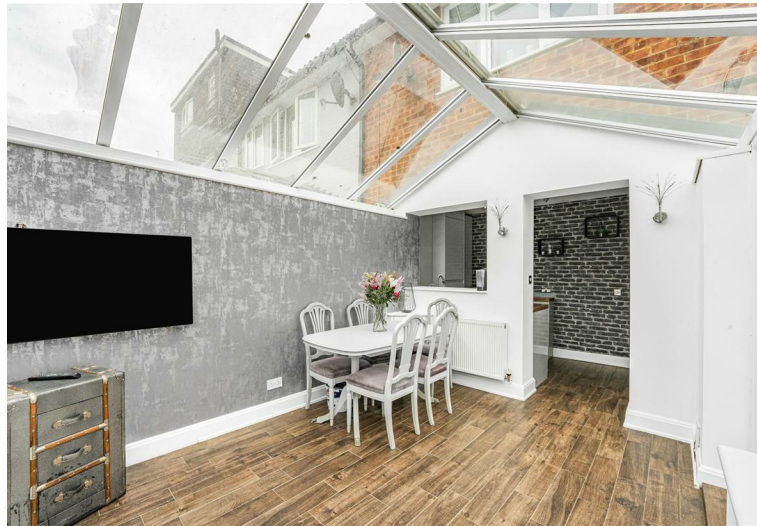
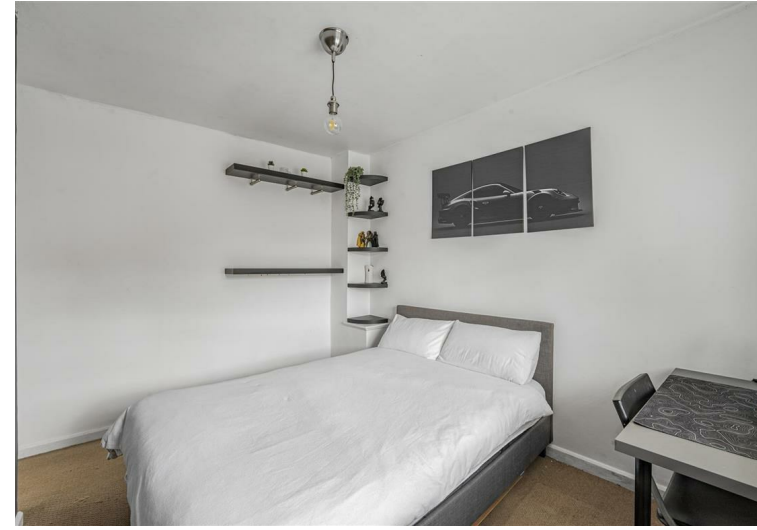
Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)

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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.



LOOK!! LOOK!! LOOK!! We are delighted to offer this three bedroom end terraced house which is situated in the ever popular Chingford Hatch location and only moments away from all local shops, amenities and bus routes. The property benefits from off street parking to front, lovely fitted kitchen, large conservatory to rear, additional conservatory to side, approx 50ft rear garden, first floor bathroom and we feel would make an ideal family home or first time buy. So do not delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band D

