



PINK PLAN

Floor plans produced in accordance with RICS Property Measurement 2nd Edition. Through Pink Plan Ltd ensures the highest standard of plans, measurements, room names and room sizes are accurate and no liability is accepted for any 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.

CHURCHILL  
estates

Council: Waltham Forest | Council Tax Band: F | Floor Area: 2276.00 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	66	80
(39-54)	E		
(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



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Kimberley Road, North Chingford, E4 6DQ  
Offers Over £800,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



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



**UNIQUE OPPORTUNITY!!!** We are delighted to offer this unique three double bedroom, two bathroom detached chalet bungalow which is situated in the heart of North Chingford and only a short walk to the main line station and the beautiful open spaces of Epping forest. The property which is in need of internal modernisation is being offered with no onward chain and benefits from an exceptionally large attached garage via own driveway with ample off street parking, beautiful wrap around garden, spacious first floor bathroom, additional spacious ground floor bathroom, large conservatory, utility room and we feel would make the ideal family home. So do not delay and call us today for an early internal inspection to fully appreciate this fine unique property.

EPC Rating D

Council Tax Band F

