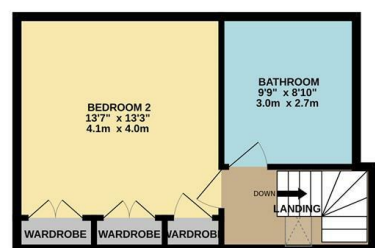
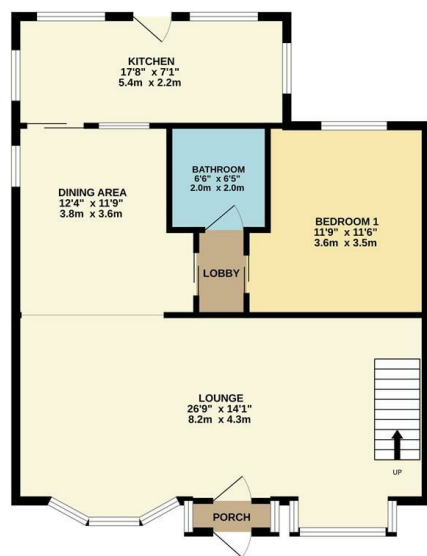




GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA - 1152 sq.ft. (107.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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: 1152.00 sq ft

**CHURCHILL**  
estates

Mark Avenue, North Chingford, E4 7NR  
Or Nearest Offer £550,000 Freehold

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

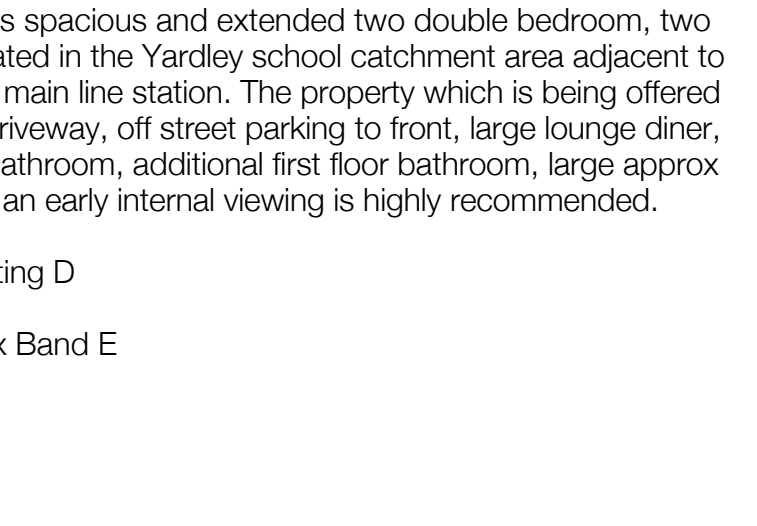
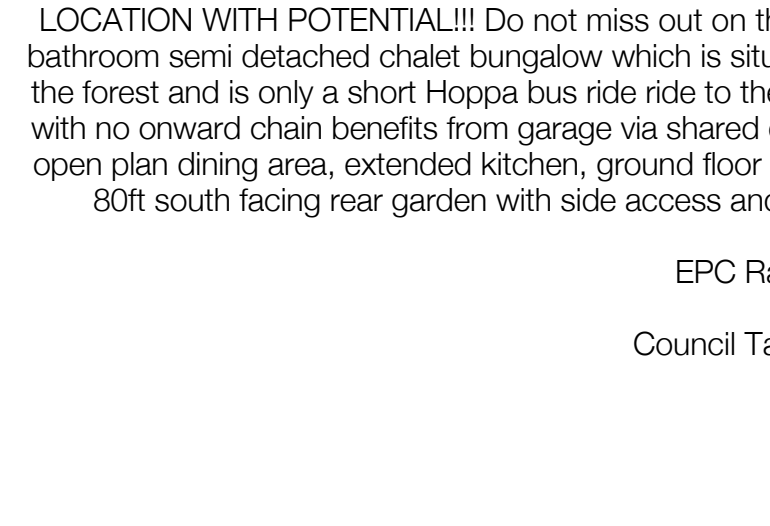


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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**



LOCATION WITH POTENTIAL!!! Do not miss out on this spacious and extended two double bedroom, two bathroom semi detached chalet bungalow which is situated in the Yardley school catchment area adjacent to the forest and is only a short Hoppa bus ride to the main line station. The property which is being offered with no onward chain benefits from garage via shared driveway, off street parking to front, large lounge diner, open plan dining area, extended kitchen, ground floor bathroom, additional first floor bathroom, large approx 80ft south facing rear garden with side access and an early internal viewing is highly recommended.

EPC Rating D

Council Tax Band E

