



**CHURCHILL**  
estates

Kings Head Hill, North Chingford, E4 7JG  
Offers Over £500,000 Freehold

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

| 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<br>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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Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**





DO NOT MISS OUT!!! Lovely extended three bedroom terraced house which is situated in the sought after North Chingford location and is accessible to the main line station. The property which is being offered with no onward chain benefits from a large integral garage to rear via own driveway, large lounge, extended dining area, south facing courtyard rear garden, first floor bathroom, three good size bedrooms and we feel would make an ideal first purchase or family home. So do not delay and call us today for an early internal viewing.

EPC Rating C

Council Tax Band E

