

TOTAL FLOOR AREA - 1392 sq.ft. (129.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 Neopax C0223

Council: Waltham Forest | Council Tax Band: F | Floor Area: 1392.00 sq ft

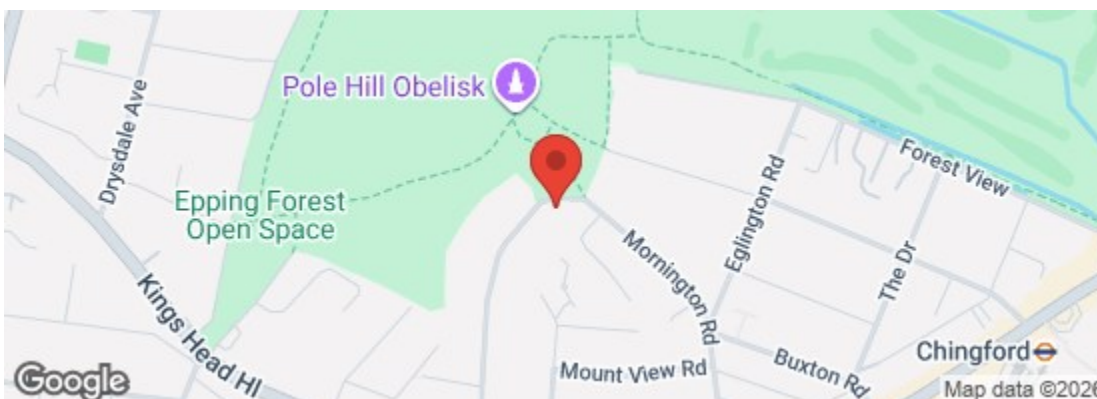


**CHURCHILL**  
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Woodberry Way, North Chingford, E4 7DX  
£900,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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.

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



LOCATION WITH STUNNING VIEWS!!! Beautiful and extended three double bedroom semi-detached house which has stunning views overlooking the London sky line and only a short walk to the main line station. The property which is adjacent to the beautiful open spaces of Epping forest is packed with many fine features including large integral garage via own driveway, large fitted kitchen/diner leading into a spacious dining area, further large reception room, large approx 80ft rear garden with beautiful views, utility area, first floor family bathroom with separate wc and an early internal viewing is a must to fully appreciate this fine family home.

EPC Rating D

Council Tax Band F

