





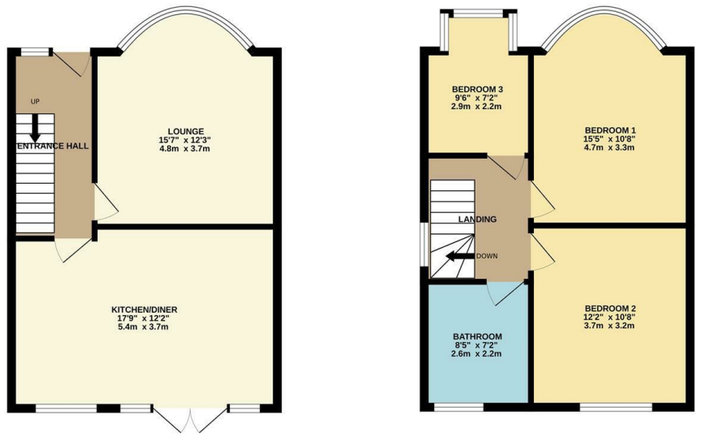






GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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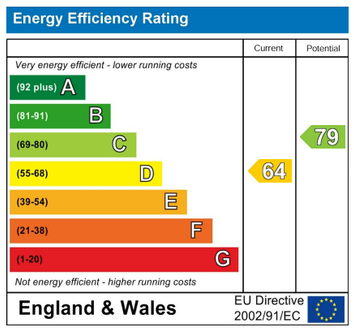
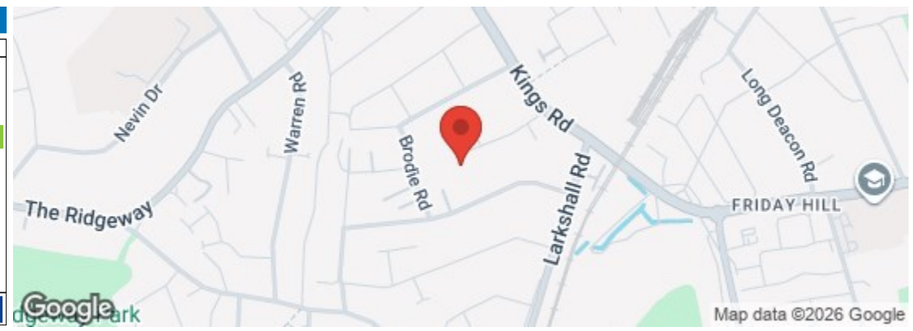
Council: Waltham Forest | Council Tax Band: E | Floor Area: 890.00 sq ft





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

CHURCHILL estates

Balgonie Road, North Chingford, E4 7HL

Offers Over £700,000 Freehold

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

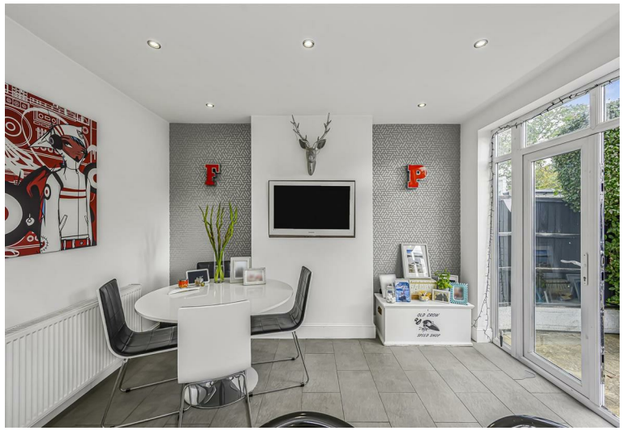




Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**









LOCATION AND STYLE!!! We are delighted to offer this beautiful three bedroom semi detached family house which is tucked away at the end of this sought after no through road location in the heart of North Chingford and only a short walk to the main line station and all local amenities including shops, schools and bus routes. The property which has been lovingly maintained by the present vendors benefits from off street parking to front, superb fitted kitchen diner with double doors onto a beautiful and large approx 60ft rear garden with side access, large front reception room, spacious first floor family bathroom and we feel would make an ideal family home.

EPC Rating D

Council Tax Band E

