



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 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 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: A | Floor Area: 1104.00 sq ft



CHURCHILL
estates

Lukin Crescent, Chingford, E4 6NN
 £475,000 Freehold

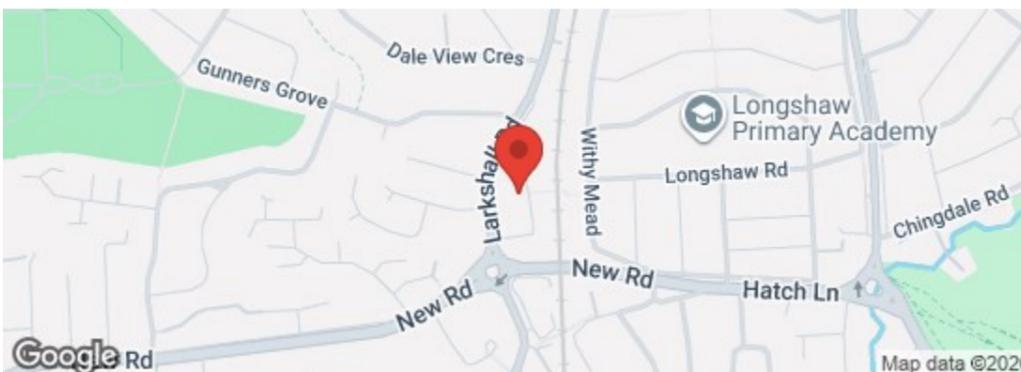
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



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

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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	
		65	73



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.



CASH BUYERS ONLY!!! Spacious and extended three bedroom, two bathroom, non standard concrete construction (THEREFORE YOU CANNOT OBTAIN A MORTGAGE) semi detached house which has been well maintained by the present vendors. The property which is being offered with no onward chain has been extended to the rear and benefits from an additional large boarded loft room 15'6 x 10'3, ample off street parking to front, small utility room, large walk in storage cupboard, first floor bathroom with separate wc, additional ground floor shower room, approx 40ft x 40ft rear garden, large covered side access and we feel would make an ideal family home.

EPC Rating D

Council Tax Band A

