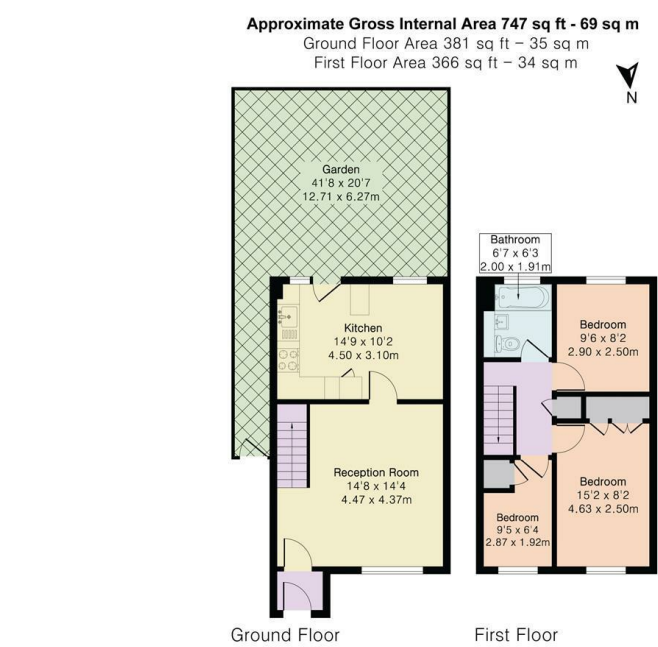




PINKPLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHURCHILL
estates

Council: Waltham Forest | Council Tax Band: E | Floor Area: 747.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

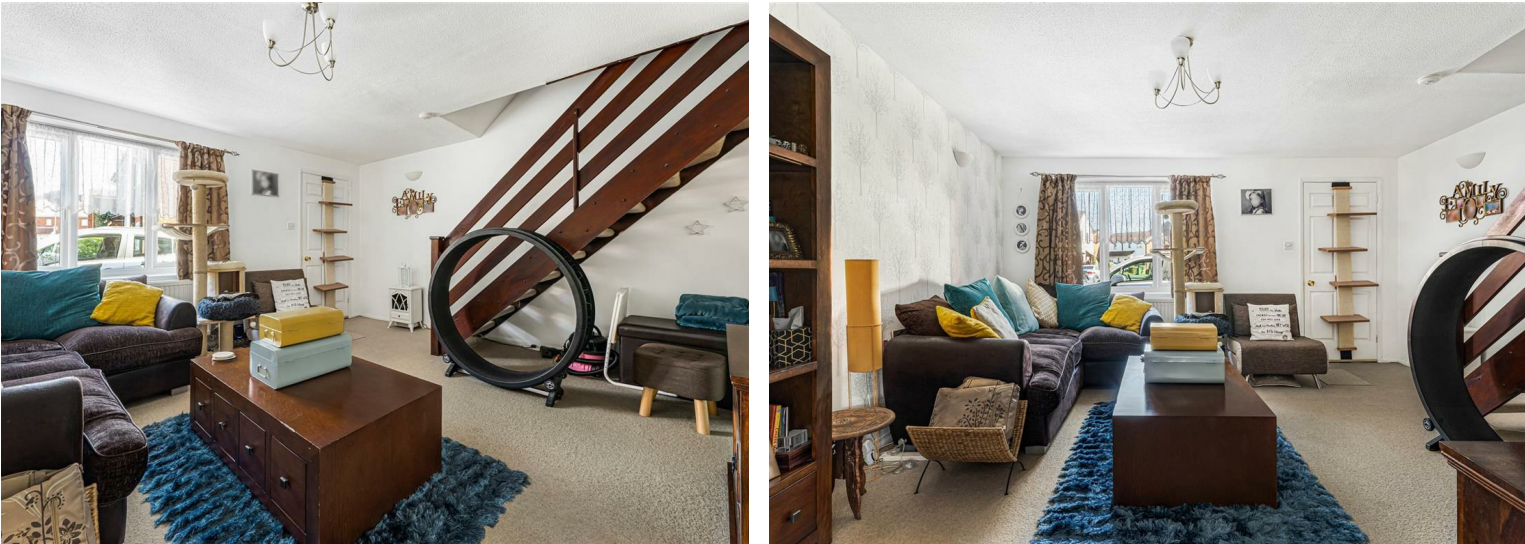
CHURCHILL
estates



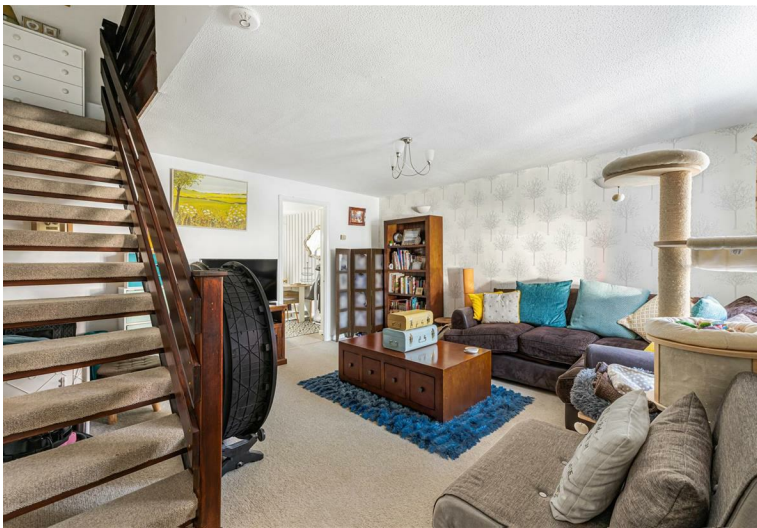
CHURCHILL
estates

Conference Close, North Chingford, E4 6TY
£515,000 Freehold

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



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



DO NOT MISS OUT!!! We are delighted to offer this modern three bedroom semi detached house which is tucked away in this quiet cul de sac location in the sought after North Chingford location and is accessible to the main line station. The property benefits from garage to side, visitors parking bays, large lounge, spacious kitchen diner, approx 40ft rear garden with pedestrian side access, first floor bathroom and we feel would make an ideal first purchase.

PLEASE NOTE THAT THERE IS AN ESTATE CHARGE BUT ASK THE AGENT FOR FURTHER DETAILS

EPC Rating D

Council Tax Band E

