


TOTAL FLOOR AREA: 1757 sq.ft. (163.2 sq.m.) approx.
While 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: F | Floor Area: 1757.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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Endlebury Road, North Chingford, E4 6QQ
£930,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 3



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



SPACE FOR THE FAMILY!!! We are delighted to offer this spacious and extended five bedroom three bathroom semi detached house which is situated in the sought after North Chingford location and is accessible to the main line station, local schools, bus routes and all local amenities. The property which has been well maintained and modernised by the present vendor boasts many fine features including large 18ft x 11ft integral garage via own driveway, large through lounge, beautiful and spacious fitted kitchen diner with bi-fold doors onto a large approx 80ft rear garden, additional reception/study room, first floor family bathroom, two additional en suite shower rooms and we feel would make the ideal family home.

EPC Rating D

Council Tax Band F

