

TOTAL FLOOR AREA: 1543 sq.ft. (143.4 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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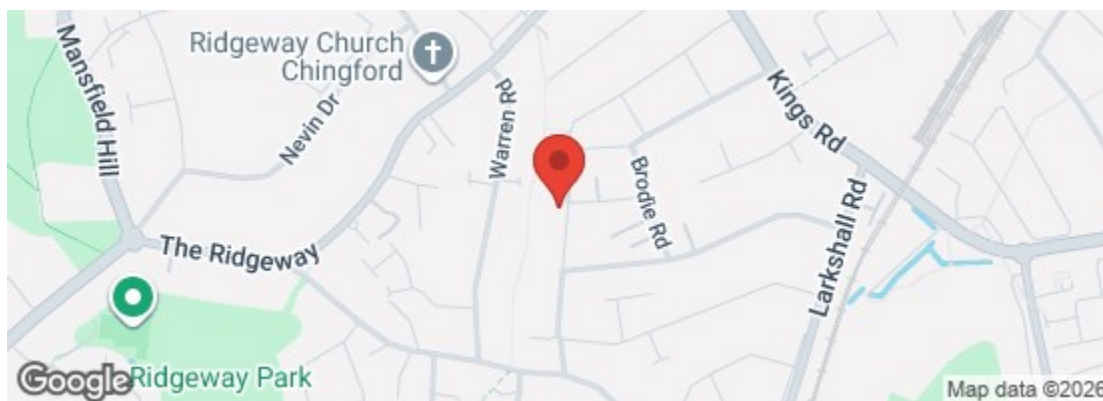
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1543.00 sq ft

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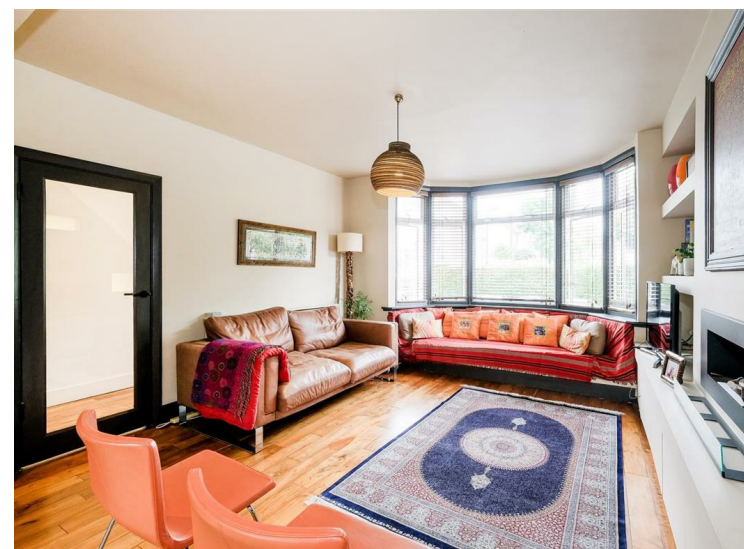
Horsley Road, North Chingford, E4 7HX
 £3,000 Per Month

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2

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		69	77
	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



YOUR NEW HOME TO RENT is this superbly spacious and extended four bedroom, two bathroom character semi detached house which is situated in the heart of North Chingford and only a short walk to the main line station and all local amenities. The property which has been well maintained and modernised by the present vendors and benefits from attached garage to side via own driveway, large lounge with bi-fold doors leading into a beautiful and impressive fitted kitchen diner/family room with a large skylight making the room very bright and airy then bi-fold doors leading out onto a superb and large approx 80ft West Facing rear Garden with a large summer house/office to the rear with power and lighting. Other features of this impressive property are a ground floor wc, spacious first floor family bathroom, additional en suite shower room and we feel would make the ideal family home. AVAILABLE NOW AND OFFERED UNFURNISHED

Council Tax Band is E

