



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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 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 operation or efficiency can be given.  
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 932.00 sq ft

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	



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 £750,000 Freehold

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



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





LOCATION AND STYLE!!! Do not miss out on this spacious and extended three bedroom semi detached house which is tucked away in this quiet no through road location in the heart of North Chingford and only a short walk to the main line station and the beautiful open spaces of Chingford Plains. The property which has been superbly maintained and modernised by the present vendors benefits from a large (16'2 x 9'2) attached garage with off ample street parking, large extended kitchen diner with bifold doors onto a beautiful approx 65ft x 35ft rear garden with large outhouse and covered side access, spacious first floor shower room, additional ground floor wc and we feel would make the perfect family home.

EPC Rating TBC

Council Tax Band E

