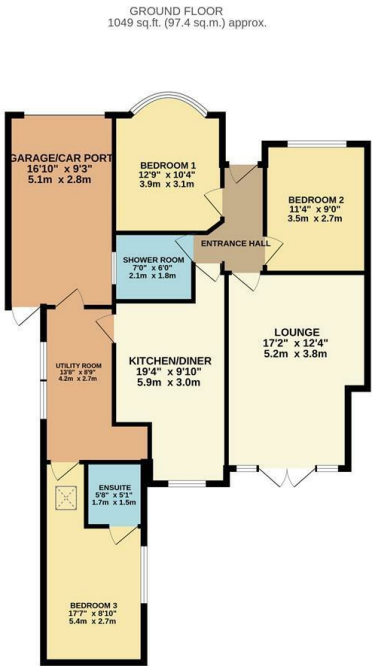




TOTAL FLOOR AREA: 1049 sq.ft. (97.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and equipment shown here are not intended as a guarantee of their operation or efficiency can be given. Made with Bluebeam®

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1049.00 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		
(39-54) E		
(21-38) F	67	
(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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Valance Avenue, North Chingford, E4 6DR
£750,000 Freehold

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



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



BEAUTY AND STYLE!!! Superb and extended three double bedroom, two bathroom semi-detached bungalow which is situated in this quiet no through road in the heart of North Chingford and only a short walk to the main line station and the beautiful open spaces of Epping forest. The property which has been well maintained and modernised by the present vendors would be ideal for a self contained annex and is packed with many fine features including large attached garage/carport, ample off street parking, shower room, additional en-suite, lovely approx 50ft rear garden, utility room and an early internal inspection is highly recommended to fully appreciate the space that this fine home has to offer.

EPC Rating D

Council Tax Band E