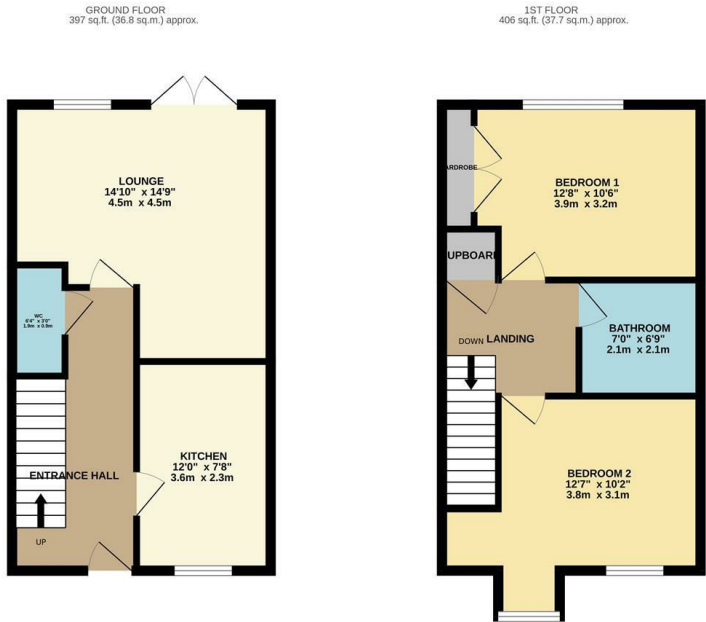




TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 10/20

Council: Epping Forest | Council Tax Band: D | Floor Area: 802.00 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



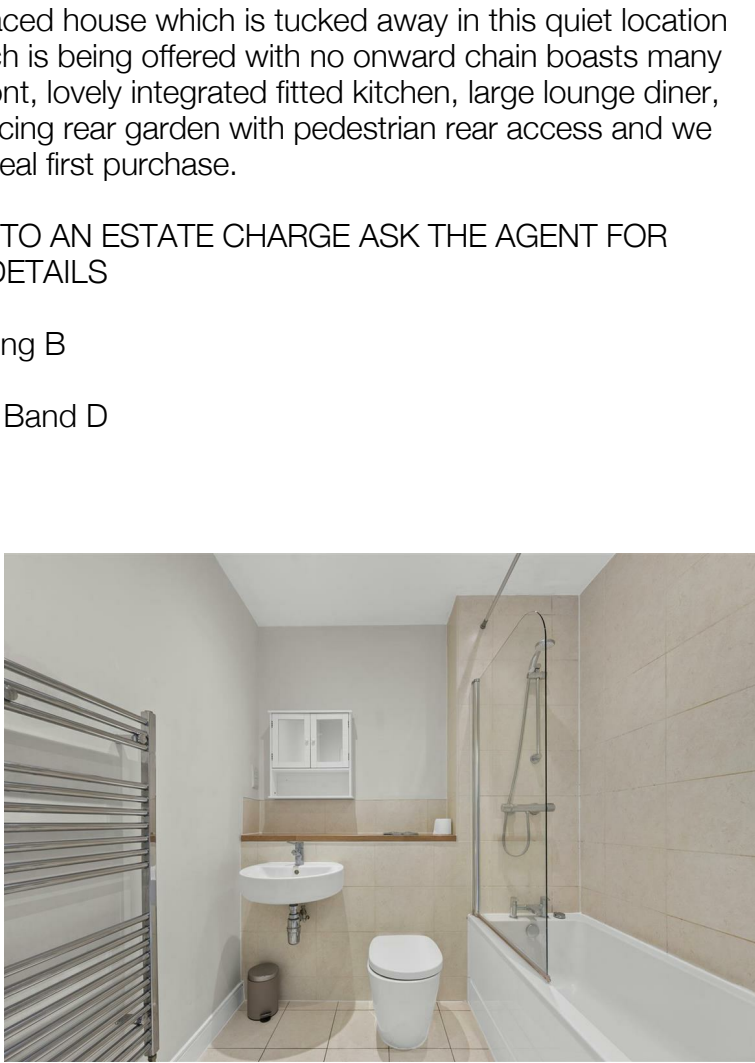
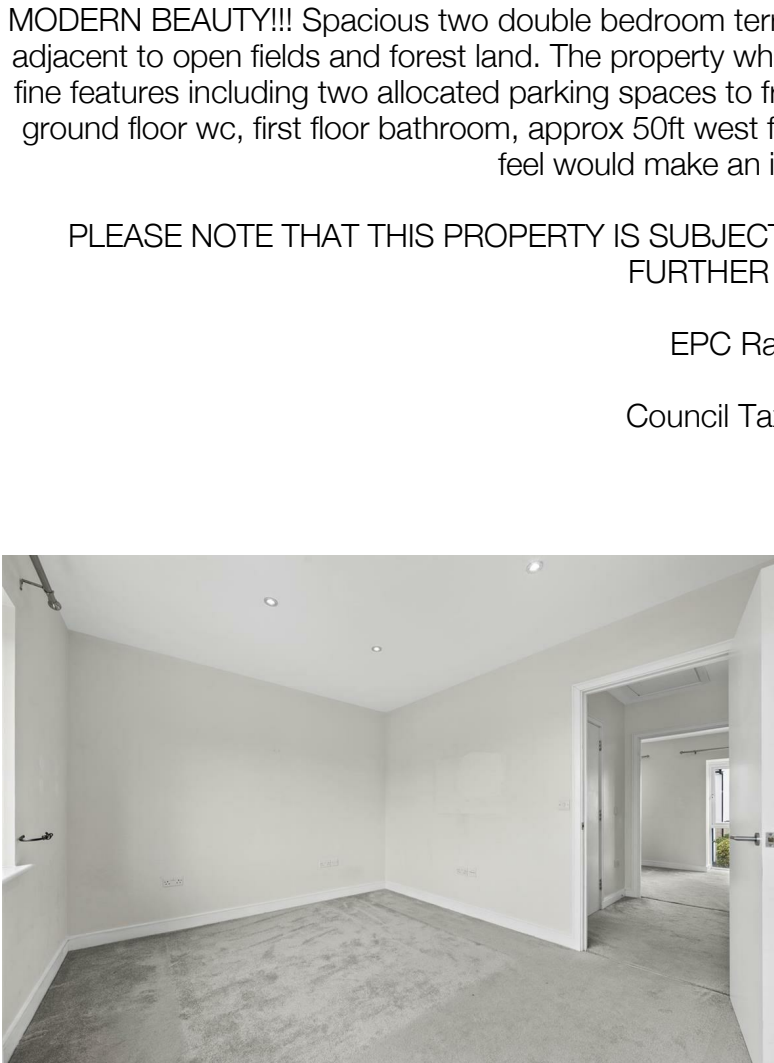
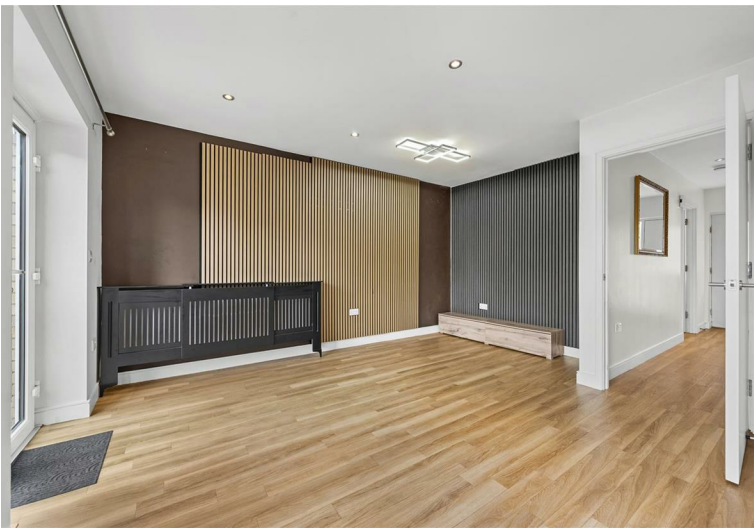
CHURCHILL
estates

King George Way, Gilwell Hill, E4 7FN
£425,000 Freehold

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



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



MODERN BEAUTY!!! Spacious two double bedroom terraced house which is tucked away in this quiet location adjacent to open fields and forest land. The property which is being offered with no onward chain boasts many fine features including two allocated parking spaces to front, lovely integrated fitted kitchen, large lounge diner, ground floor wc, first floor bathroom, approx 50ft west facing rear garden with pedestrian rear access and we feel would make an ideal first purchase.

PLEASE NOTE THAT THIS PROPERTY IS SUBJECT TO AN ESTATE CHARGE ASK THE AGENT FOR FURTHER DETAILS

EPC Rating B

Council Tax Band D