



Approximate Gross Internal Area 849 sq ft - 79 sq m
Ground Floor Area 434 sq ft - 40 sq m
First Floor Area 415 sq ft - 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Waltham Forest | Council Tax Band: E | Floor Area: 849.00 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.



Greenbank Close, North Chingford, E4 6TT

Offers Over £500,000 Freehold

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



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



LOOK!! LOOK!! LOOK!! We are delighted to offer this beautiful and modern three bedroom, two bathroom semi detached house which is situated in the sought after North Chingford location and accessible to the main line station. The property which is being offered with no onward chain benefits from two allocated parking spaces, lovely fitted kitchen, large lounge diner, ground floor wc, three good size bedrooms, first floor family bathroom, additional en suite shower room, approx 30ft rear garden with pedestrian side access and an early internal inspection is a must to fully appreciate the space this fine home has to offer.

EPC Rating C

Council Tax Band E

