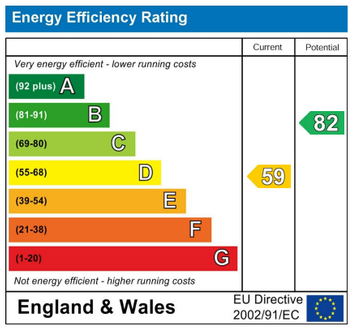
Approximate Gross Internal Area 1020 sq ft - 94 sq m
Ground Floor Area 465 sq ft – 43 sq m
First Floor Area 413 sq ft – 38 sq m
Second Floor Area 142 sq ft – 13 sq m

PINKPLAN

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.

CHURCHILL estates

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1020.00 sq ft



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.

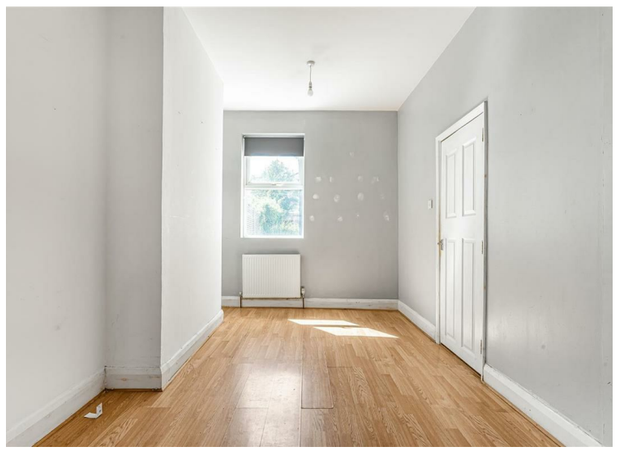
CHURCHILL estates

CHURCHILL estates

Garfield Road, North Chingford, E4 7DG

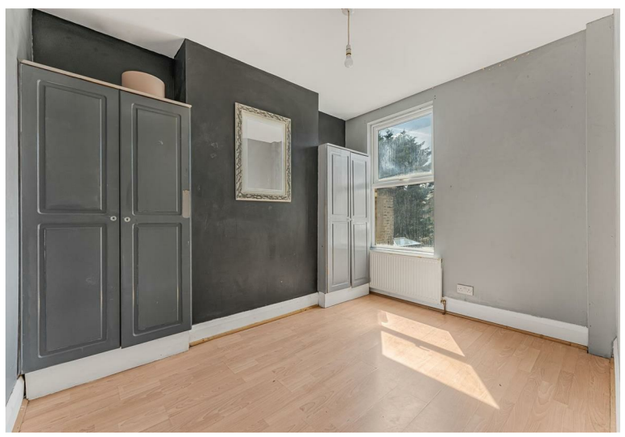
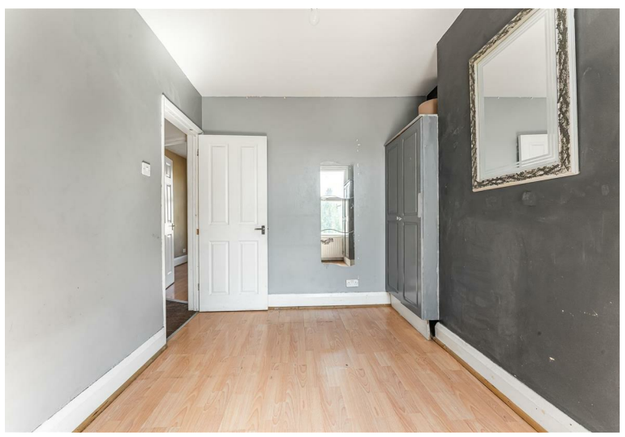
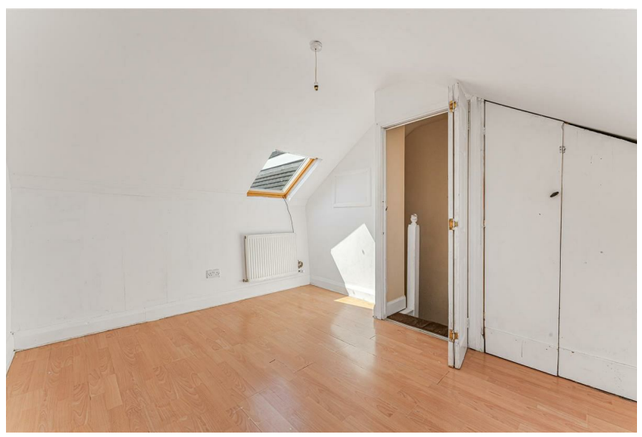
Price Guide £475,000 Freehold

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



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

LOCATION WITH POTENTIAL!!! GUIDE PRICE £475,000 to £500,000 - Do not miss out on this three bedroom brick fronted Victorian terraced house which is situated in the heart of North Chingford and only a short walk to the main line station. The property which is being offered with no onward chain is in need of internal modernisation but offers superb future potential and benefits from a spacious through lounge, large kitchen diner with double doors onto an approx 40ft rear garden, first floor bathroom, ground floor wc, staircase up to a loft room with skylights and we feel would make an ideal family home.

EPC Rating D

Council Tax Band D