



Approximate Gross Internal Area 1439 sq ft - 134 sq m
 Ground Floor Area 482 sq ft - 45 sq m
 First Floor Area 512 sq ft - 48 sq m
 Second Floor Area 445 sq ft - 41 sq m



PINK PLAN

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.

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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1439.00 sq ft



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The Ridgeway, North Chingford, E4 6QU
 £500,000 Freehold

Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2

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.



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



LOCATION WITH POTENTIAL!!! Superbly spacious five bedroom, two bathroom modern terraced town house which is situated in the sought after North Chingford location and accessible to all local amenities including the main line station and local schools. The property which is need of modernisation offers superb future potential and boasts many fine features including large integral garage via own driveway, top floor family bathroom, additional first floor en suite bathroom, ground floor wc, additional first floor wc, large reception room, spacious kitchen diner, approx 40ft rear garden and an early internal inspection is a must to fully appreciate the space and potential this property has to offer.

EPC Rating TBC

Council Tax Band E

