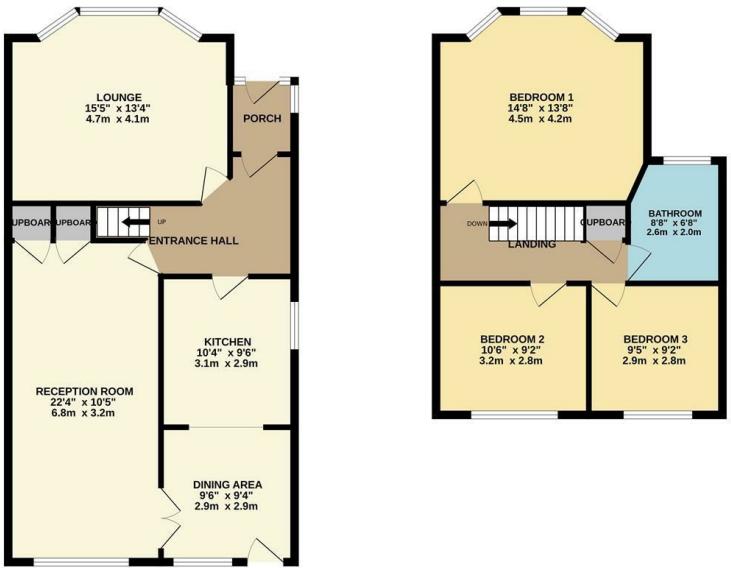




GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



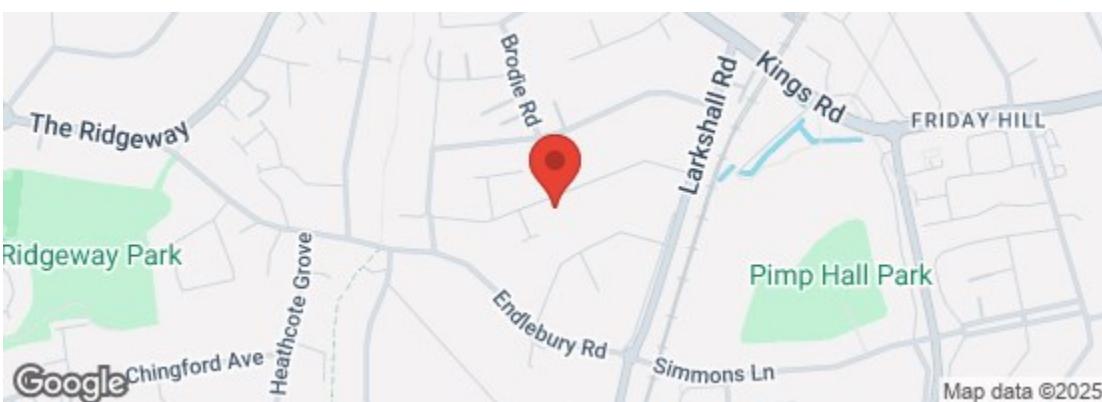
1ST FLOOR
491 sq.ft. (45.7 sq.m.) approx.



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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1217.00 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 | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 85 | |



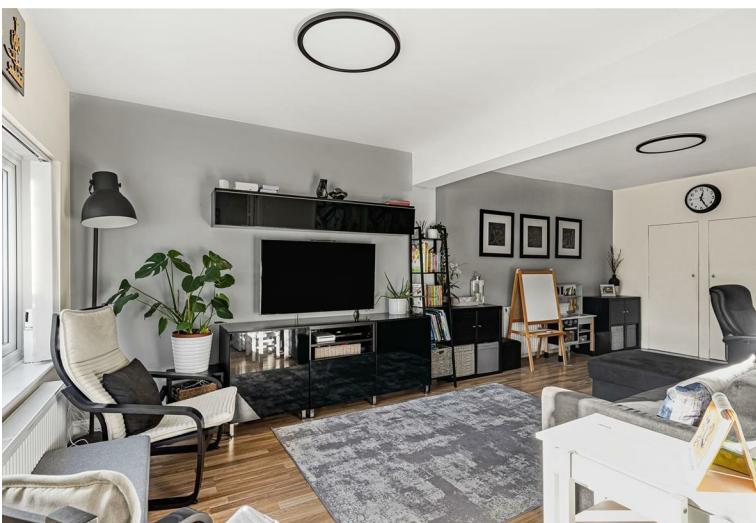
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.



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

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BEAUTIFUL FAMILY HOME!!! Do not miss out on this superb and extended three bedroom semi detached house which is situated in the heart of North Chingford and is accessible to the main line station and all local amenities including schools and bus routes. The property which has been modernised and maintained to the very highest standard by the current vendors is packed with many fine features including off street parking to front, beautiful fitted kitchen with additional extended dining area, three good size bedrooms, lovely tiled first floor family bathroom, large approx 70ft south facing rear garden with large outhouse and pedestrian side access, large lounge, additional extended reception room and we feel would make the ideal family home. So do not delay and call us today for an early internal viewing.

EPC Rating D

Council Tax Band E

