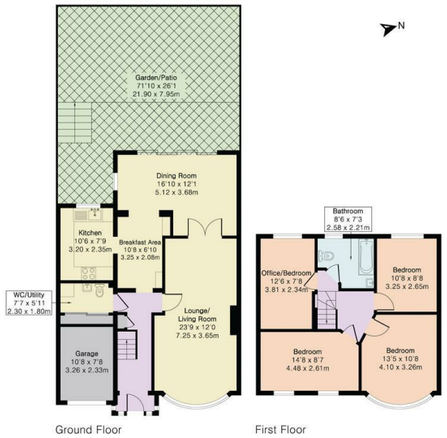
Approximate Gross Internal Area 1346 sq ft - 125 sq m
(Excluding Garage)
Ground Floor Area 766 sq ft – 71 sq m
First Floor Area 580 sq ft – 54 sq m
Garage Area 82 sq ft – 8 sq m

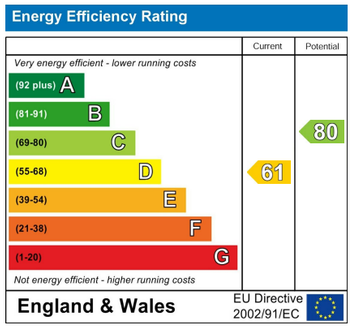


PINKPLAN

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.

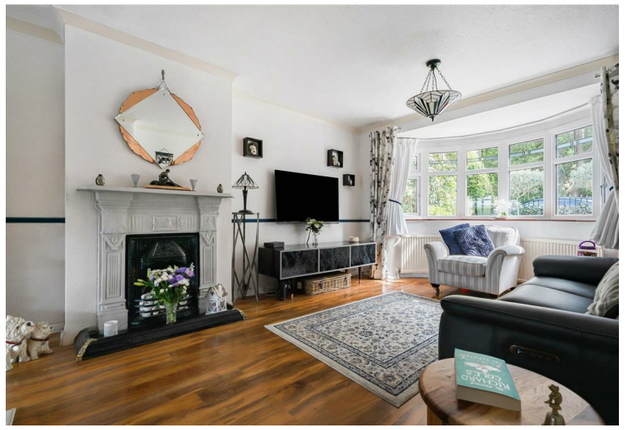
CHURCHILL estates

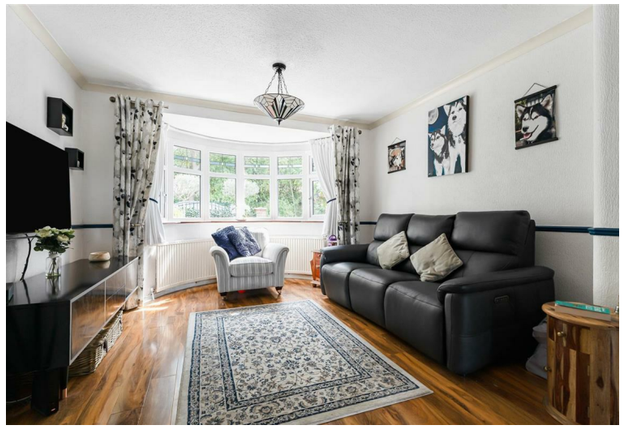
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1346.00 sq ft



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

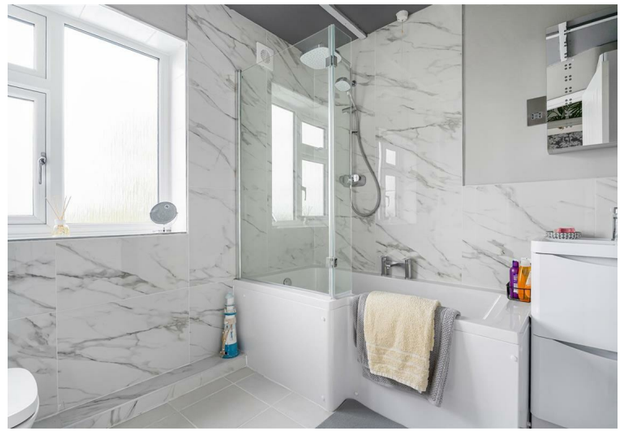
Holly Drive, North Chingford, E4 7NG

£725,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1

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

SPACE AND STYLE!!! Spacious and extended four bedroom semi detached house which is tucked away in this quiet no through road in the sought after Yardley school catchment area opposite the beautiful forest and being only a short Hoppa bus ride to the main line station. The property which is being offered with no onward chain has been well maintained and modernised by the present vendor has superb views to the rear and benefits from an integral garage via own driveway with ample off street parking, superb fitted kitchen, additional breakfast room, large through lounge, large conservatory/dining room, ground floor wc/utility room, four good size bedrooms, spacious first floor family bathroom, beautiful and large approx 70ft west facing rear garden and an early internal inspection is a must to fully appreciate this fine family home.

EPC Rating D

Council Tax Band E