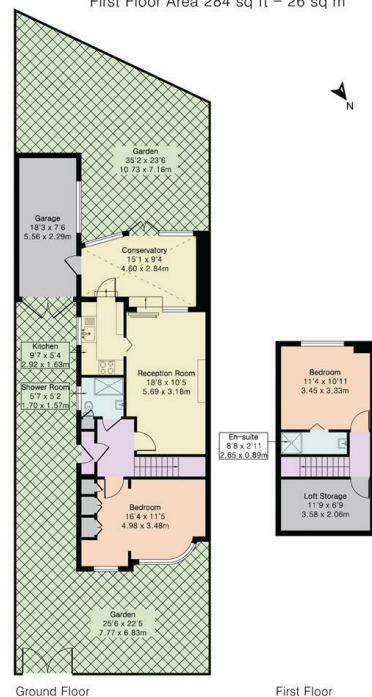




Approximate Gross Internal Area 1112 sq ft - 103 sq m  
Including Garage  
Ground Floor Area 828 sq ft - 77 sq m  
First Floor Area 284 sq ft - 26 sq m



Council: Waltham Forest | Council Tax Band: E | Floor Area: 1112.00 sq ft

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Harford Road, North Chingford, E4 7NQ

Offers Over £500,000 Freehold

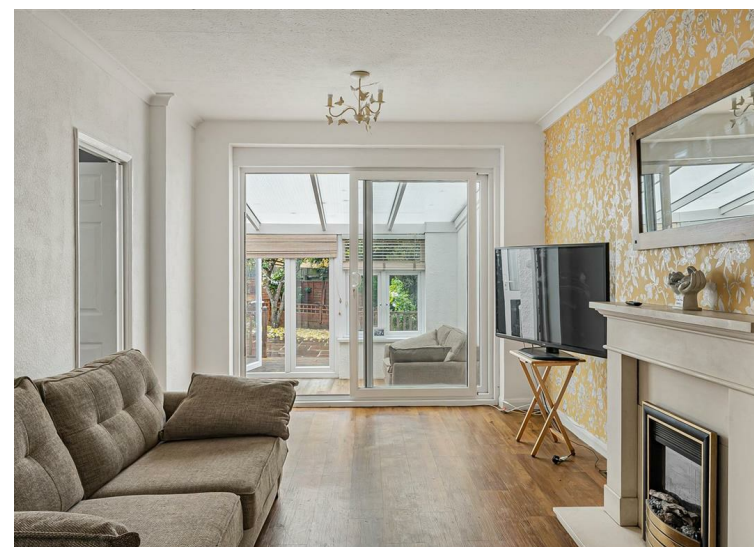
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		62	71
	EU Directive 2002/91/EC		

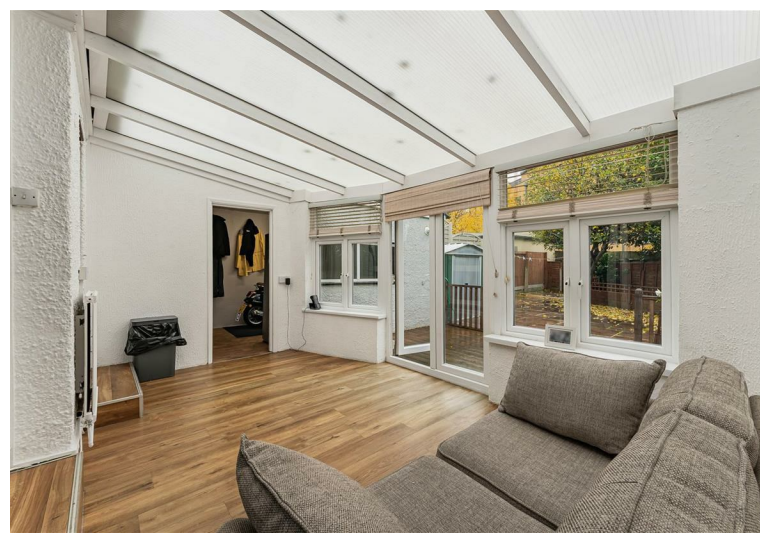


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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](mailto:northchingford@wearechurchills.co.uk)



LOOK!! LOOK!! LOOK!! Do not miss out on this beautiful two bedroom two bathroom semi detached chalet bungalow which is situated in this quiet turning in the sought after Yardley school catchment area and only a short hoppla bus ride to the main line station. The property which is being offered with no onward chain boasts many fine features including large garage via own driveway with ample off street parking, large through lounge, lovely fitted kitchen, conservatory, approx 40ft rear garden, ground floor shower room, additional en suite shower room and an early internal inspection is a must.

EPC Rating D

Council Tax Band E

