



GROUND FLOOR  
APPROX. FLOOR  
AREA 689 SQ.FT.  
(64.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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estates

Drysdale Avenue, North Chingford, E4 7NJ  
Offers Over £575,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>87</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>71</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>                  | EU Directive<br>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**





BEAUTY WITH STYLE!!! - We are delighted to offer this spacious and extended three bedroom, two bathroom terraced house which is situated in this sought after location in the Yardley school catchment area adjacent to the forest and only a short Hoppa bus ride to the main line station. The property which has been lovingly maintained by the present vendor boasts many fine features including off street parking to front, brick built garage to rear first floor shower room with additional spacious ground floor shower room, utility room, large through lounge, spacious kitchen diner, approx 50ft rear garden and an early internal inspection is a must to fully appreciate this beautiful family home.

EPC Rating C

Council Tax Band D

