



Council: Waltham Forest | Council Tax Band: D | Floor Area: 1037.00 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		
(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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**Drysdale Avenue, North Chingford, E4 7NJ**  
**Offers Over £575,000 Freehold**

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



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

