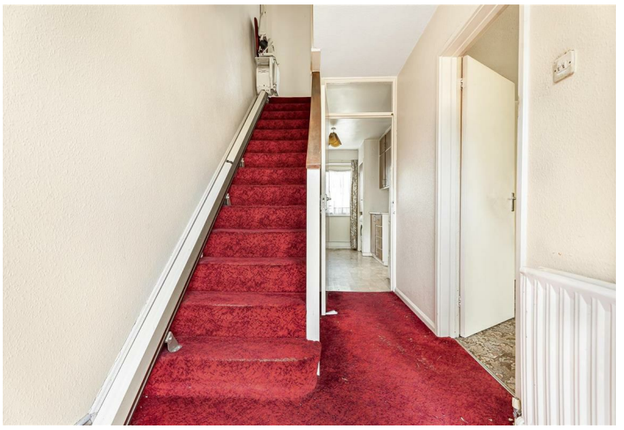




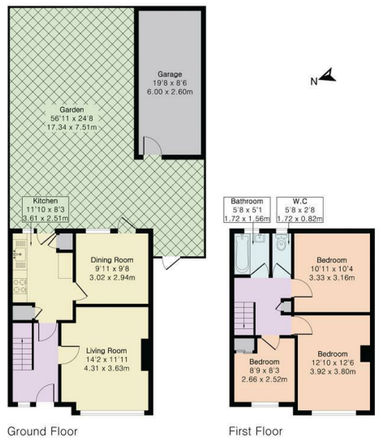








Approximate Gross Internal Area 880 sq ft - 82 sq m
(Excluding Garage)
Ground Floor Area 440 sq ft – 41 sq m
First Floor Area 440 sq ft – 41 sq m
Garage Area 168 sq ft – 16 sq m

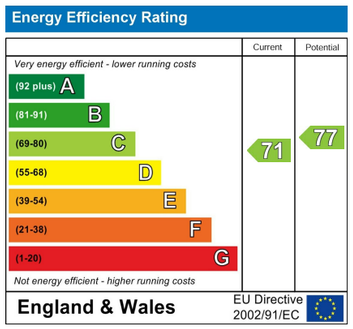


PINKPLAN

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: 880.00 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

Heathcote Grove, North Chingford, E4 6SB

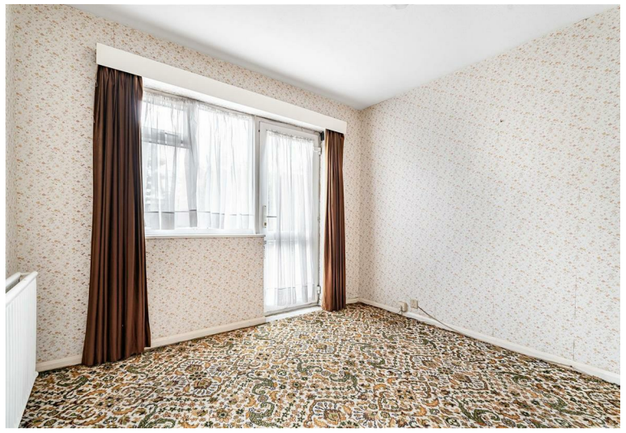
£550,000 Freehold

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





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












SUPERB POTENTIAL!!! We are delighted to offer this three bedroom semi detached house which is situated in the sought after North Chingford location and is accessible to all local amenities and is being offered with no onward chain. The property which is in need of modernisation offers superb future potential and benefits from a large brick built garage to rear, two large reception rooms, approx 50ft rear garden with pedestrian side access, first floor bathroom with separate wc and we feel would make the ideal family home. So do not delay and call us today for an early internal viewing to fully appreciate the potential this fine property has to offer.

EPC Rating C

Council Tax Band E

