

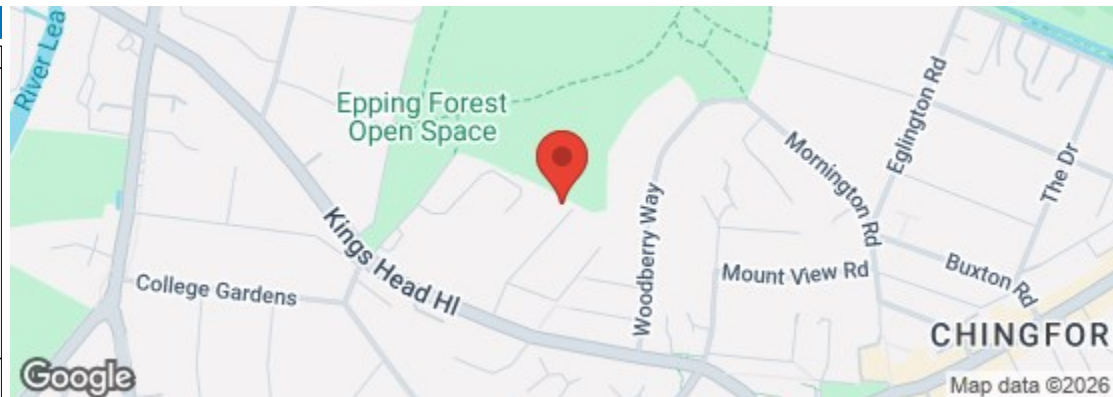
**CHURCHILL**  
estates

Council: Waltham Forest | Council Tax Band: G | Floor Area: 1649.00 sq ft

Pole Hill Road, North Chingford, E4 7LZ  
Offers Over £750,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | 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>	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.

**CHURCHILL**  
estates



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





CASH BUYERS ONLY!!! Unique four double bedroom, two bathroom detached house which is situated in this beautiful location adjacent to the forest in the heart of North Chingford and is accessible to all local amenities including the main line station. The property which is being offered with no onward chain is in need of modernisation but offers superb future potential and benefits from a large 18ft x 8ft integral garage via own driveway, additional off street parking, first floor family bathroom, additional en suite shower room, ground floor wc, lovely approx 50ft rear garden adjacent to the forest, large lounge/diner, additional dining room, lean to/utility room, four double bedrooms and we feel would make an ideal family home.

THIS PROPERTY HAS STRUCTURAL MOVEMENT AND THEREFORE IS ONLY SUITABLE FOR CASH BUYERS AS YOU WOULD NOT BE ABLE TO SECURE A MORTGAGE.

EPC Rating C

Council Tax Band G

