



Approximate Gross Internal Area 1288 sq ft - 119 sq m
(Excluding Garage)

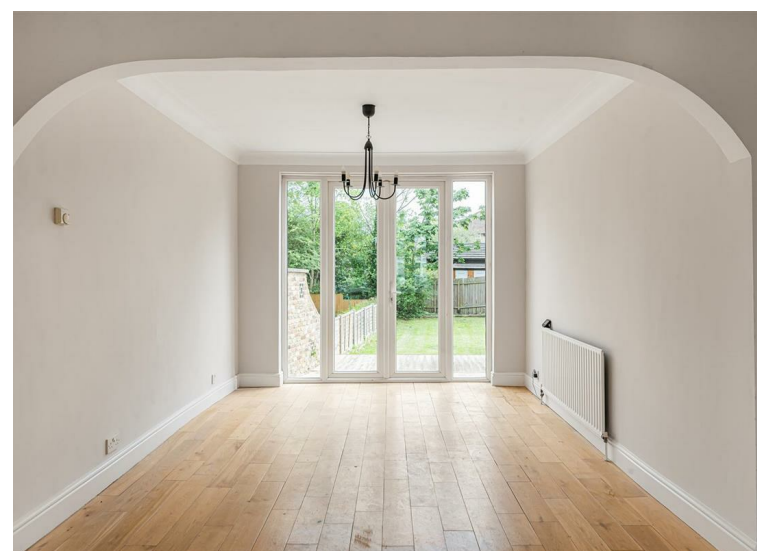
Ground Floor Area 467 sq ft - 43 sq m
First Floor Area 483 sq ft - 45 sq m
Second Floor Area 338 sq ft - 31 sq m
Garage Area 134 sq ft - 12 sq m



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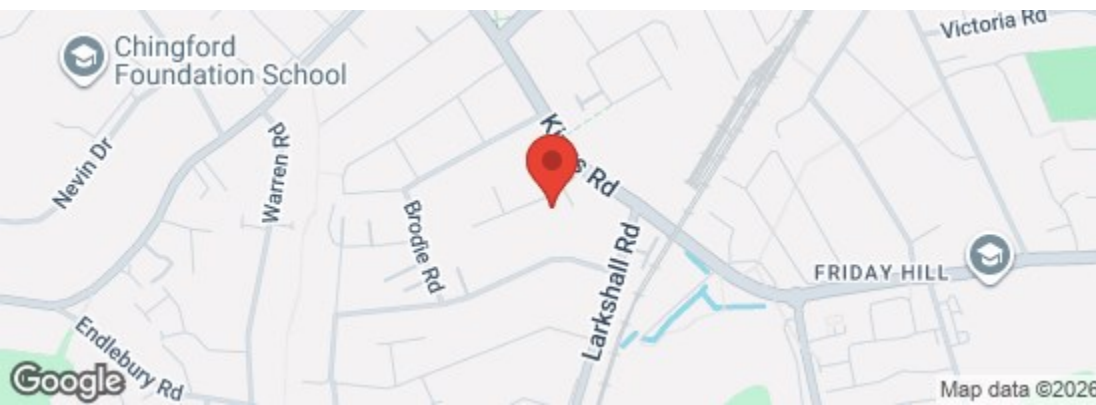
Balgonie Road, North Chingford, E4 7HL
£750,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1



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

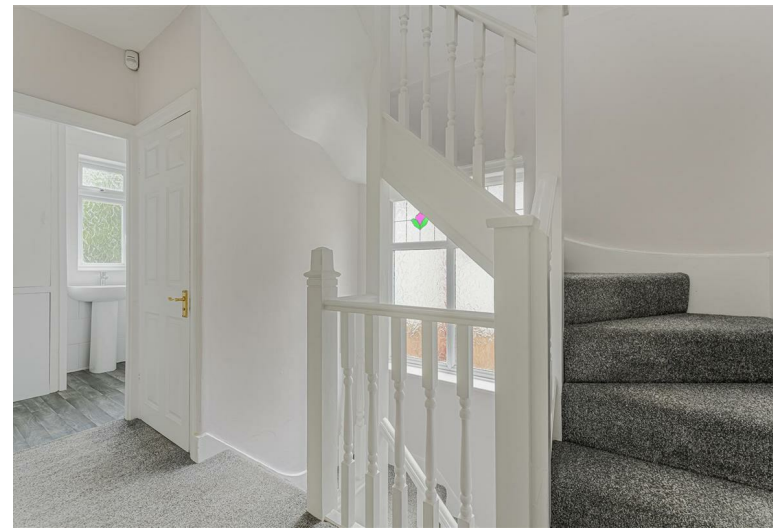
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



LOCATION!! LOCATION!! Do not miss out on this four bedroom semi detached house which is tucked away in this quiet no through road location in the heart of North Chingford and only a short walk to the main line station and local schools. The property which is being offered with no onward chain has been newly decorated and benefits from off street parking to front, garage via shared driveway, newly fitted kitchen, newly fitted first floor bathroom, large approx 60ft rear garden, potential for a rear extension (stpp) and we feel would make the ideal family home.

EPC Rating D

Council Tax Band E

