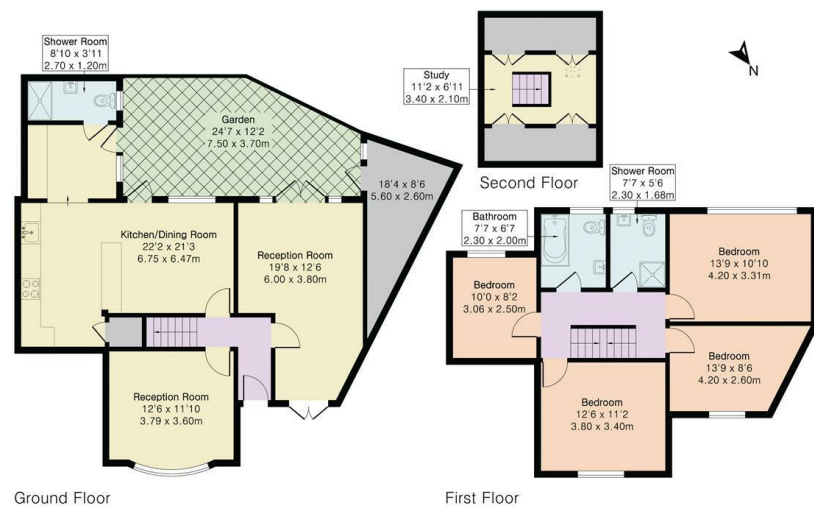


**Approximate Gross Internal Area 1648 sq ft - 153 sq m**  
 Ground Floor Area 896 sq ft – 83 sq m  
 First Floor Area 675 sq ft – 63 sq m  
 Second Floor Area 77 sq ft – 7 sq m



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.



Council: Waltham Forest | Council Tax Band: D | Floor Area: 1648.00 sq ft



**Endlebury Road, North Chingford, E4 6PX**  
**£700,000 Freehold**

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 3



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			
<b>England &amp; Wales</b>		69	80
	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.



Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)



CHARACTER AND STYLE!!! We are delighted to offer this unique and deceptively spacious four bedroom three bathroom cottage style property which is tucked away in this quiet location in the sought after North Chingford location. The property which is being offered with no onward chain has been newly decorated and modernised throughout boasts many fine features including ample off street parking to front spacious fitted kitchen diner, two large reception rooms, first floor bathroom, additional first floor shower room and a further ground floor shower room, courtyard garden with outhouse, boarded loft room and an early internal viewing is a must to fully appreciate the space and character this fine property has to offer.

EPC Rating C

Council Tax Band D

