



Approximate Gross Internal Area 1238 sq ft - 115 sq m
 (Excluding Garage)
 Ground Floor Area 663 sq ft - 62 sq m
 First Floor Area 575 sq ft - 53 sq m
 Garage Area 148 sq ft - 14 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.



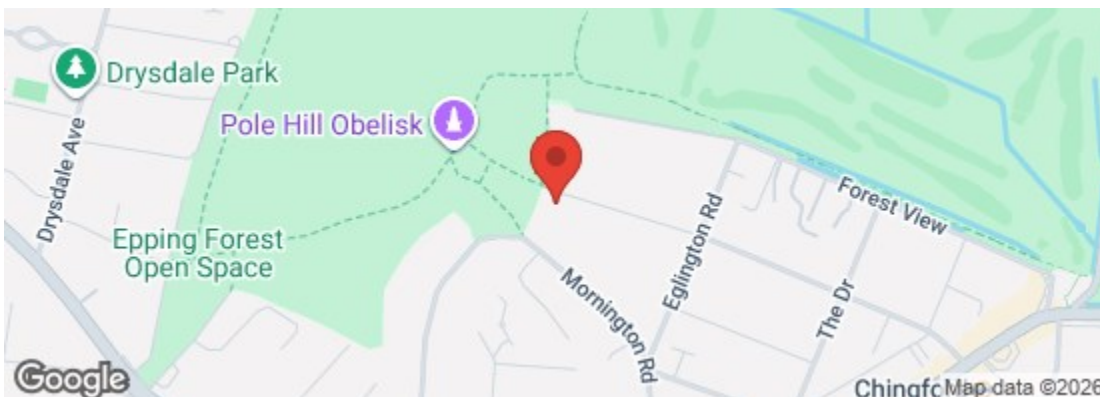
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1238.00 sq ft



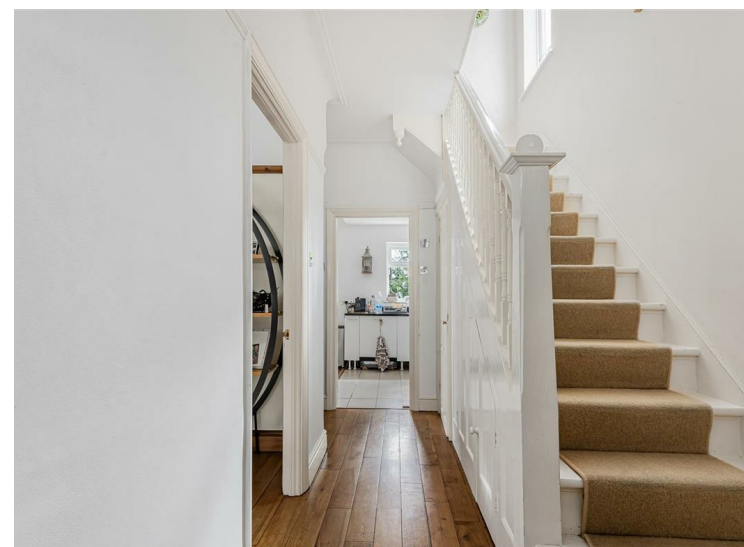
Connaught Avenue, North Chingford, E4 7AP
 Offers Over £900,000 Freehold

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

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.



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



LOCATION!!! LOCATION!!! Do not miss out on this beautiful and extended three bedroom semi detached house which is situated in one of North Chingford's most prestigious locations close to the main line station and the open spaces of Epping forest. The property benefits from a large attached garage via own driveway, extended kitchen diner, first floor family bathroom, ground floor wc, approx 60ft rear garden and we feel would make the ideal family home. So do not delay and call us today for an early internal viewing.

EPC Rating TBC

Council Tax Band E