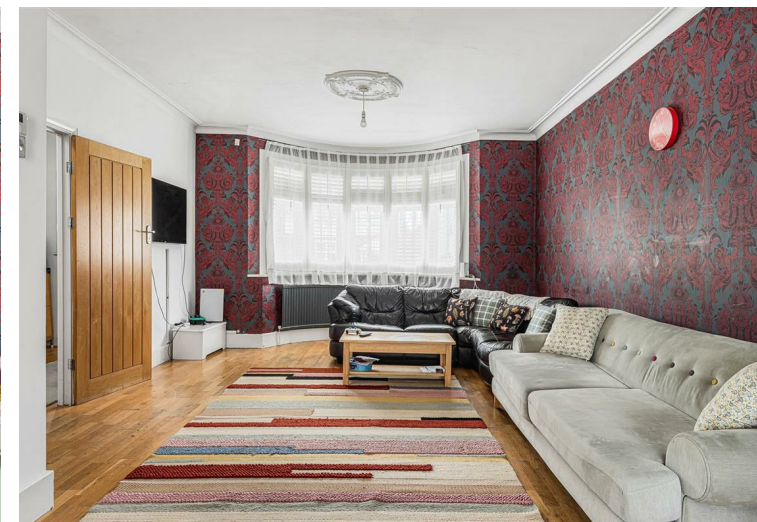
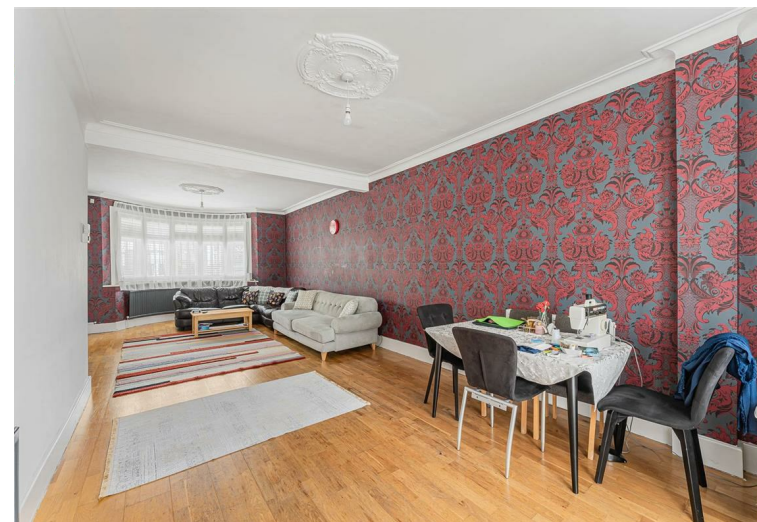
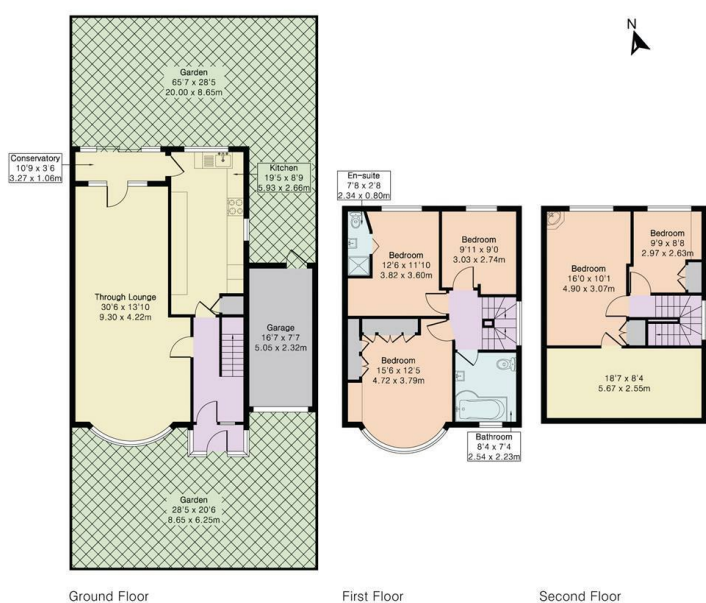


**Approximate Gross Internal Area 1678 sq ft - 156 sq m  
(Excluding Garage)**  
 Ground Floor Area 691 sq ft - 64 sq m  
 First Floor Area 526 sq ft - 49 sq m  
 Second Floor Area 461 sq ft - 43 sq m  
 Garage Area 126 sq ft - 12 sq m



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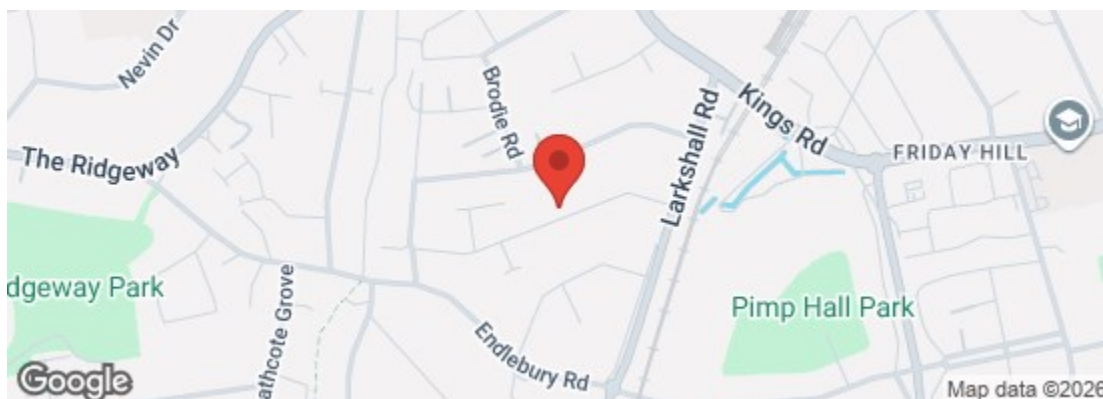
Elmfield Road, North Chingford, E4 7HU

£850,000 Freehold

Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2

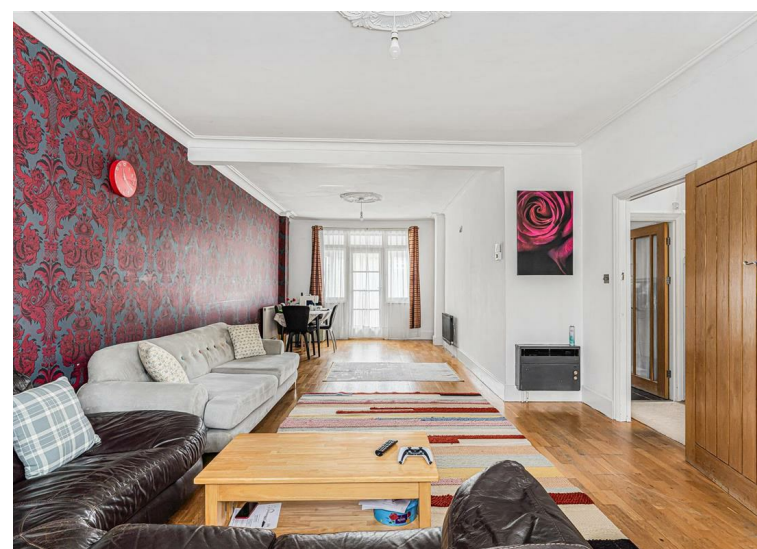
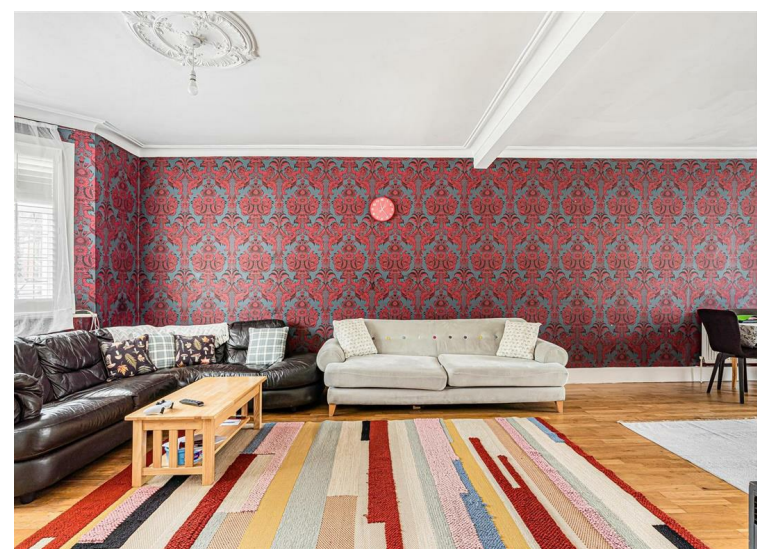
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1678.00 sq ft

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		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

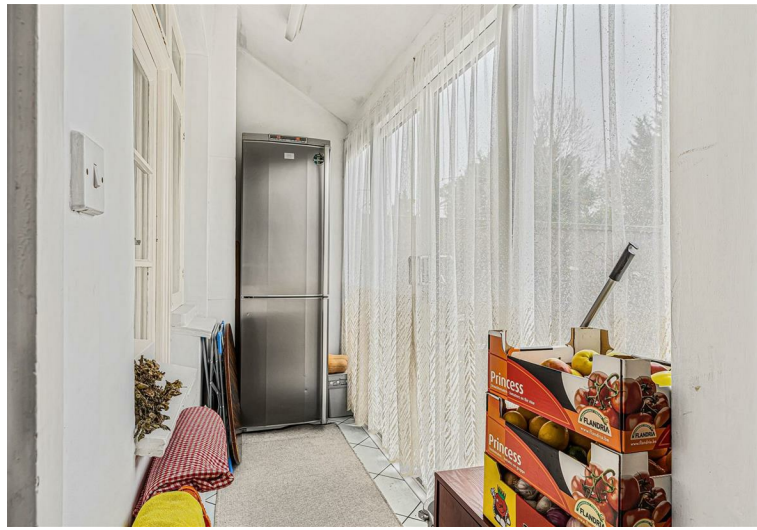


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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](mailto:northchingford@wearechurchills.co.uk)



ROOM FOR THE GROWING FAMILY!!! Superbly spacious and extended five bedroom, two bathroom semi detached house which is situated in the sought after North Chingford location and accessible to the main line station and all local amenities including schools and bus routes. The property which is being offered with no onward chain benefits from large attached garage via own driveway, large through lounge, extended kitchen, first floor family bathroom, additional en suite shower room, large approx 65ft rear garden and we feel would make an ideal family home. So do not delay and call us today for an early internal inspection.

EPC Rating D

Council Tax Band E

