

TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and other areas are approximate and do not constitute a guarantee for any particular purpose. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The correct, system and appliances shown here and been tested and no guarantee as to their operability or efficiency can be given. Made with Hogen 2024

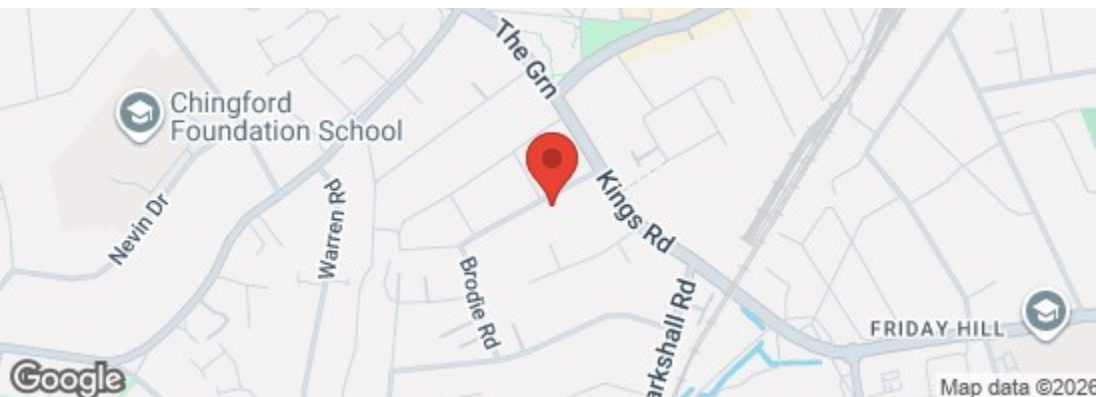
Council: Waltham Forest | Council Tax Band: D | Floor Area: 951.00 sq ft

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Scholars Road, North Chingford, E4 7HH
 Offers Over £600,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

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.



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



IDEAL FAMILY HOME!!! Extended three bedroom, two bathroom Victorian terraced house which is situated in the heart of North Chingford and only a short walk to the main line station. The property benefits from an extended kitchen, first floor bathroom, additional ground floor shower room, large through lounge, approx 50ft rear garden and we feel would make an ideal family home.

EPC Rating TBC

Council Tax Band D

