



**Eatons Mead, Chingford**

**Asking Price £650,000**

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**MILLERS**  
ESTATE AGENTS

Nestled in the desirable area of Eatons Mead, Chingford, this impressive four-bedroom extended semi-detached house offers a perfect blend of comfort and modern living. The property boasts two generously sized reception rooms, providing ample space for both relaxation and entertaining guests.

The accommodation is well-proportioned throughout, ensuring that every member of the family can enjoy their own space. The four bedrooms are ideal for families or those needing extra room for guests or a home office. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this home is the inclusion of solar panels, which not only contribute to energy efficiency but also help reduce utility costs. Additionally, the property benefits from off-street parking, complete with an electric charging point, making it an excellent choice for electric vehicle owners.

With its great size accommodation and thoughtful features, this property in Eatons Mead is a wonderful opportunity for those seeking a family home in a vibrant community. Don't miss the chance to make this lovely house your new home.





## GROUND FLOOR

**Porch**  
8'0" x 3'3" (2.44m x 0.99m)

**Cloakroom**  
4'0" x 2'6" (1.22m x 0.76m)

**Kitchen Breakfast Room**  
8'9" x 12'8" (2.67m x 3.86m)

**Living Room (max)**  
11'8" x 14'7" (3.58m x 4.47m)

**Dining Room**  
8'9" x 9'3" (2.67m x 2.82m)

**Utility Room (max)**  
6'11" x 9'8" (2.11m x 2.97m)

**Family Room (max)**  
17'3" x 15'1" (5.28m x 4.60m)

## FIRST FLOOR

**Bedroom One**  
12'3" x 14'2" max (3.73m x 4.32m max)

**Dressing Room (max)**  
6'2" x 9'3" (1.88m x 2.82m)

**Bedroom Two**  
11'8" x 10'4" (3.56m x 3.16m)

**Bedroom Three**  
9'2" x 11'9" (2.79m x 3.58m)

**En-Suite Shower Cubicle**

**Bedroom Four**  
10'7" max x 6'10" (3.23m max x 2.08m)

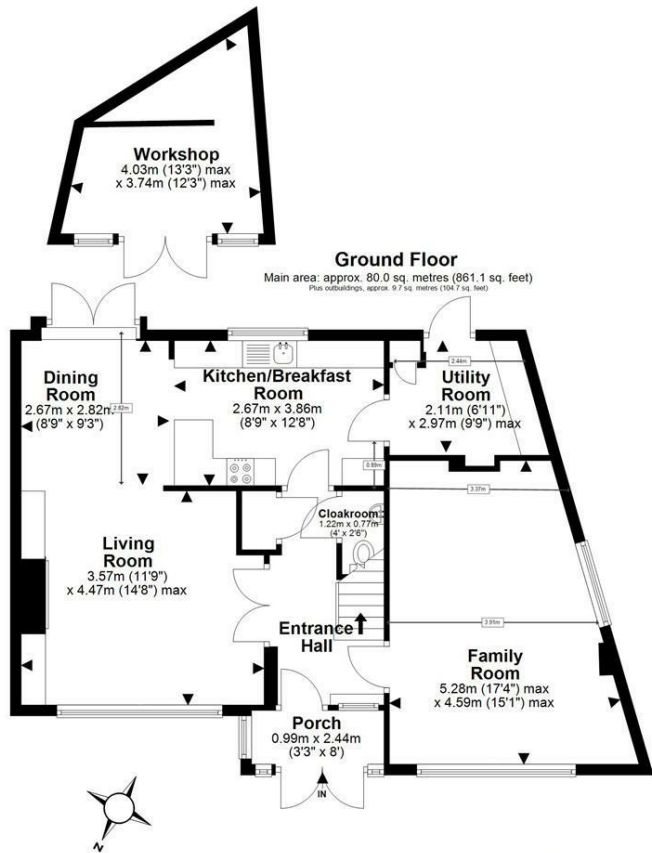
**Bathroom**  
7'7" x 5'6" (2.31m x 1.68m)

## EXTERIOR

**Rear Garden**  
52'9" x 32'4" > to 14'0" (16.10m x 9.86m > to 4.27m)

**Workshop (max)**  
13'3" x 12'3" (4.04m x 3.73m)

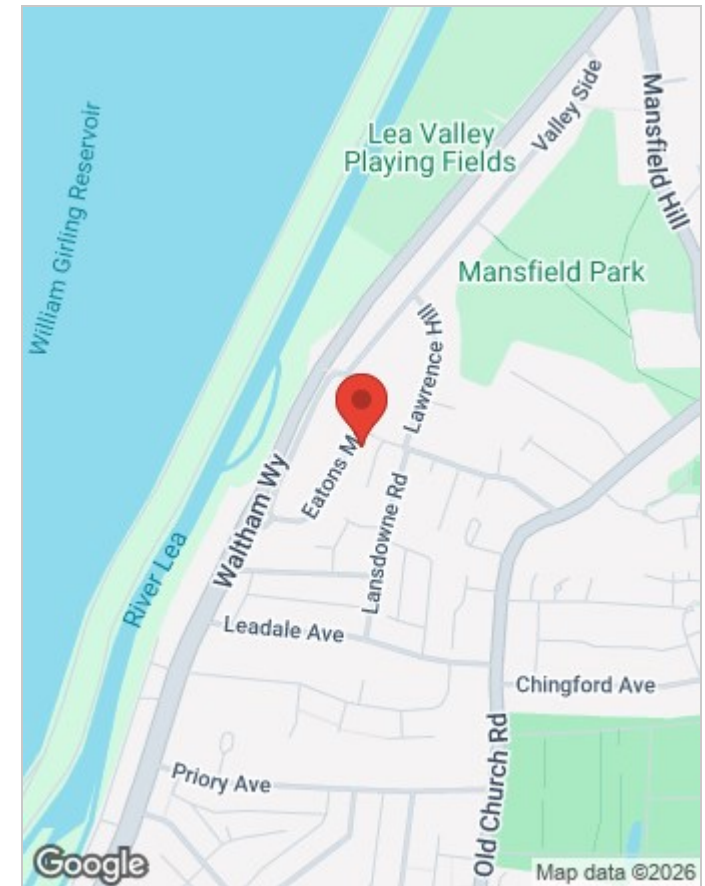
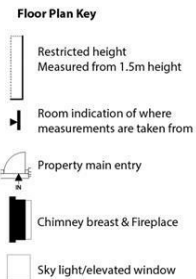
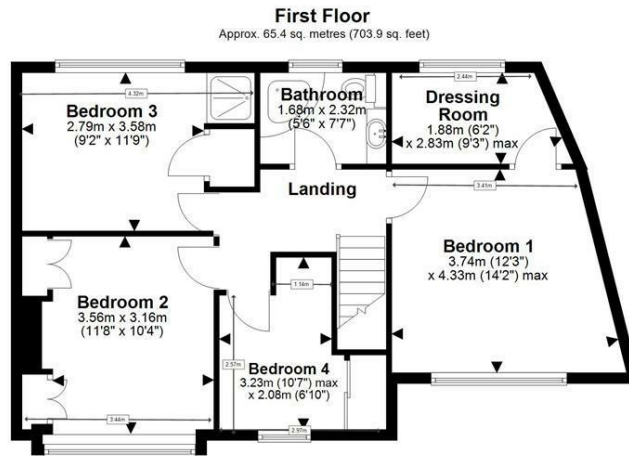




Main area: Approx. 145.4 sq. metres (1564.9 sq. feet)  
Plus outbuildings, approx. 9.7 sq. metres (104.7 sq. feet)

Total area including outbuildings: approx. 155.1 sq metres (1669.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>75</b>	<b>75</b>	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

## Viewing

Please contact our Millers Office on 01992 560555

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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