



**British Legion Road, Chingford, E4 6DP**

**Guide Price £1,100,000**



**MILLERS**  
ESTATE AGENTS



\* FIVE BEDROOMS \* EXTENDED ACCOMMODATION  
\* SEMI DETACHED HOUSE \* POPULAR CUL-DE-SAC \*

An impressive, semi-detached home offering generous and versatile family accommodation. Situated within a stone's throw of Whitehall Plain and The Queens Elizabeth Hunting Lodge. The property has been extended by the current owners maximising the internal space and creating a substantial family home.

British Legion Road is a popular residential cul-de-sac and is set back from the road. The accommodation comprises an entrance hallway leading to a cloakroom WC and shower room. There are two good-sized reception areas with double doors leading into a large kitchen dining area offering access via French doors to a patio area and rear garden. There is a further reception room which is currently being used as a home study. The first floor landing leads to the five bedrooms, the principal bedroom benefits from fitted wardrobes. There is a family bathroom including a separate shower. The front of the property provides parking for several vehicles and has access at the side to the rear of the property leading to the charming 110ft rear garden. The generous south facing garden is mainly laid to lawn, has a patio area and courtyard. There is also a detached Entertainment room which is currently used as a gymnasium and storeroom.

North Chingford is a desirable location, popular with families and couples alike due to the close proximity to Epping Forest. The Queen Elizabeth Hunting Lodge (Cira 1543) is a short walk where you can explore the Tudor history of Epping Forest. Station Road offers an array of café's, bars, shops, and restaurants. Also perfectly positioned for some of the local areas best Schools, such as Bancroft's. Road access into London is via the M11 at Woodford and the A406 at South Chingford. North Chingford over ground takes less than 30 minutes to Liverpool Street Station.







## GROUND FLOOR

### Living Room

19'11" x 11'6" (6.09 x 3.52)

### Family Room

11'7" x 10'9" (3.55 x 3.28)

### Shower Room

6'5" x 5'10" (1.96 x 1.78)

### Study

10'11" x 9'3" (3.33 x 2.83)

### Kitchen Dining Room

10'11" x 24'9" (3.33 x 7.56)

### Utility Room

5'3" x 10'10" (1.61 x 3.31)

## FIRST FLOOR

### Bedroom Four

7'5" x 11'4" (2.27 x 3.46)

### Bedroom One

16'6" x 10'8" (5.05 x 3.27)

### Bedroom Two

16'0" x 9'0" (4.88 x 2.75)

### Bedroom Three

11'4" x 11'5" (3.47 x 3.49)

### Bedroom Five

7'6" x 8'2" (2.30 x 2.50)

### Bathroom

8'5" x 8'5" (2.57 x 2.58 )

## EXTERIOR

### Entertainment Room

15x15'2 (4.57mx4.62m)

### Courtyard

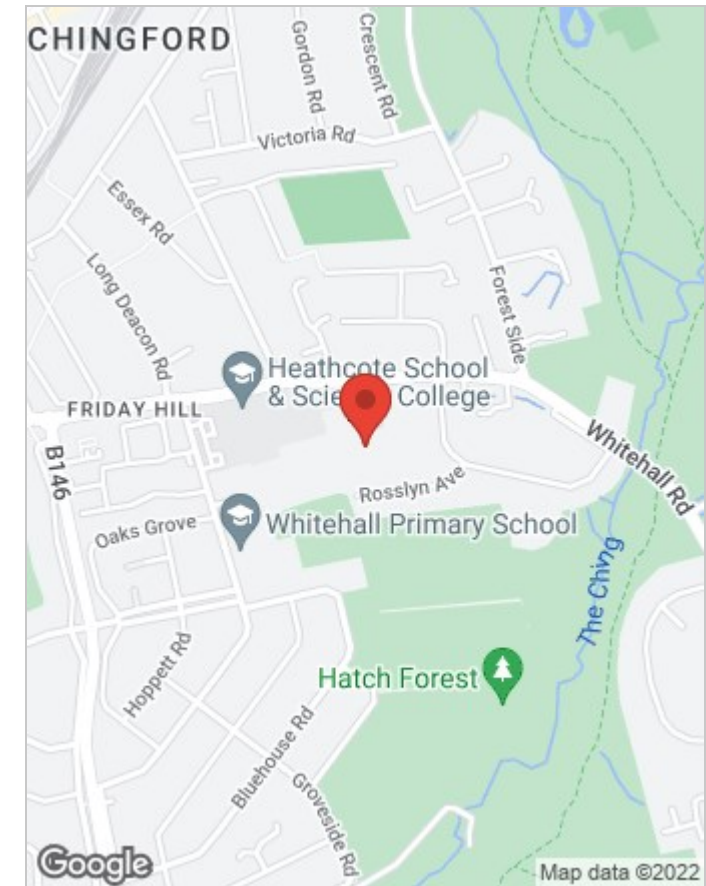
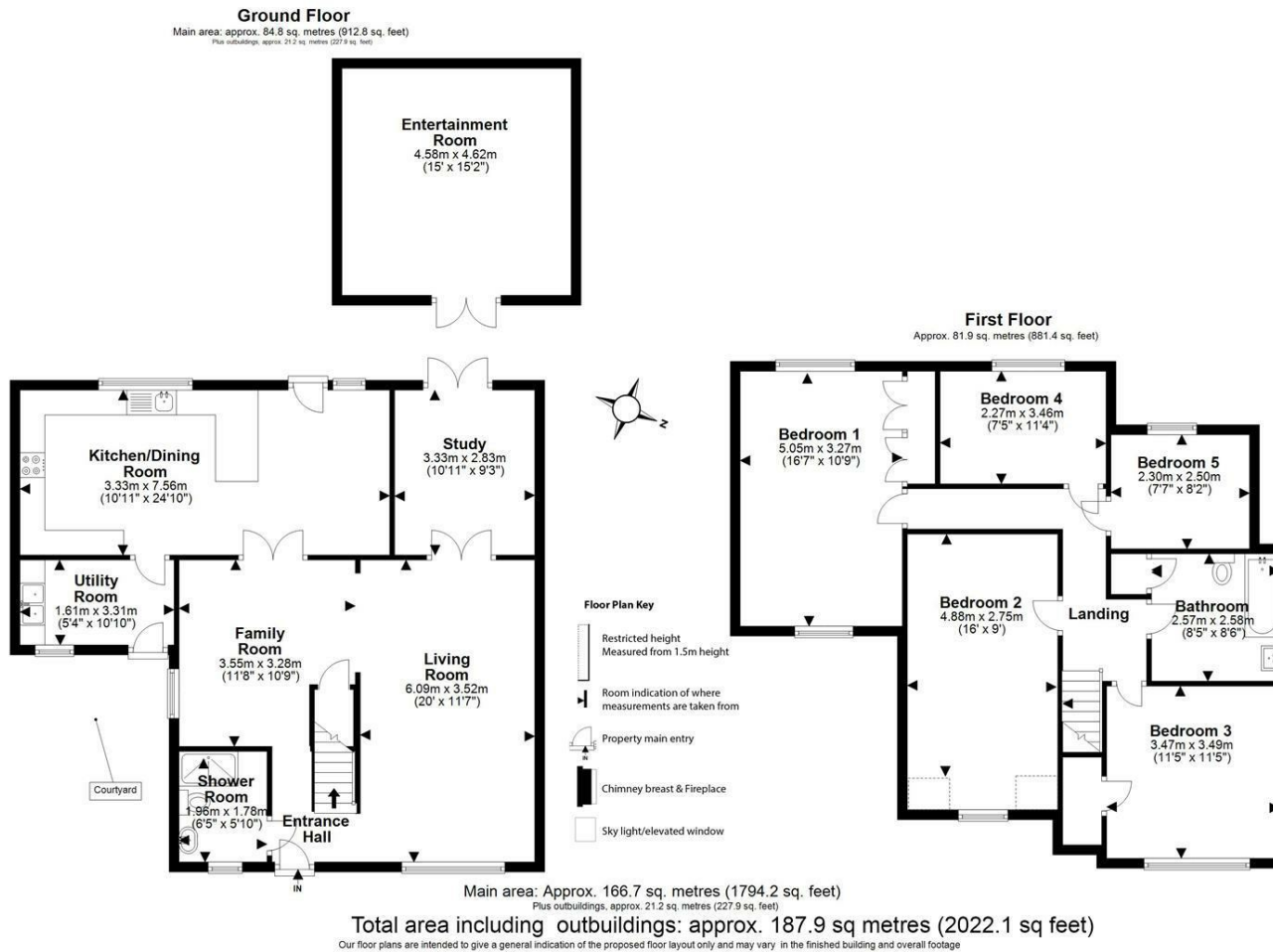
13'9x12,6 (4.19mx3.66m,1.83m)

### Garden

110x57 (33.53mx17.37m)

### Driveway





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>			(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.

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