



Eatons Mead, Chingford

Asking Price £650,000



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

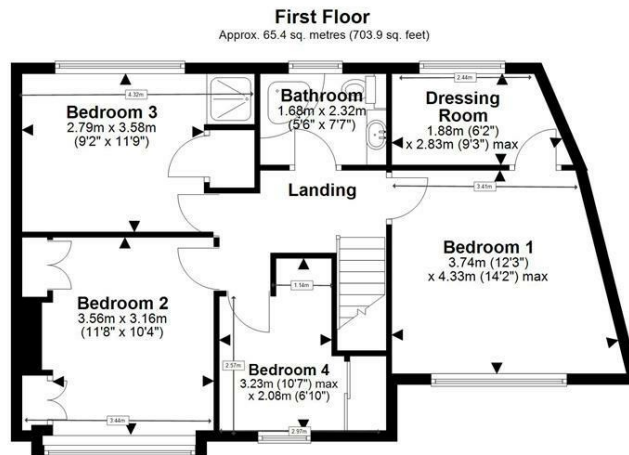
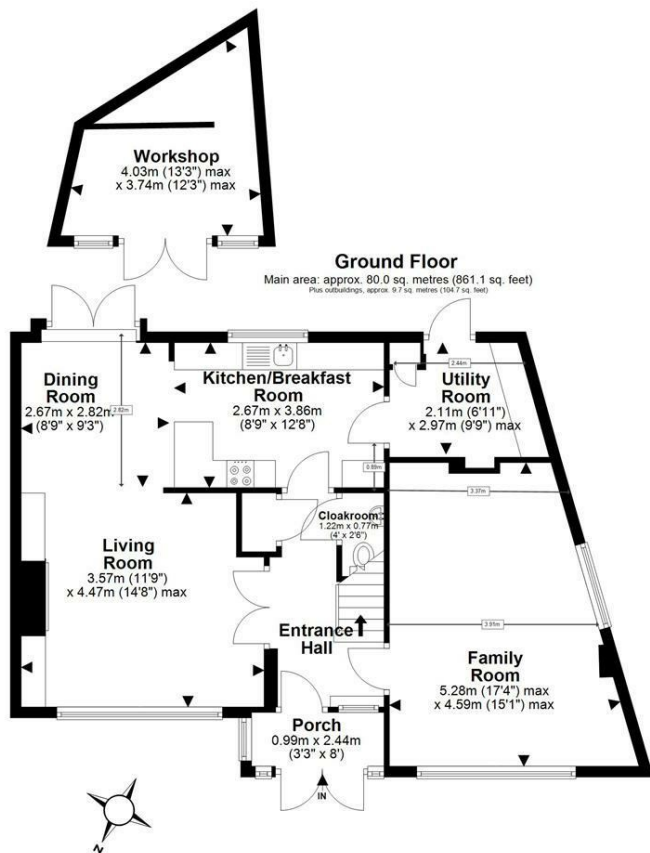
Rear Garden

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)





Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

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)

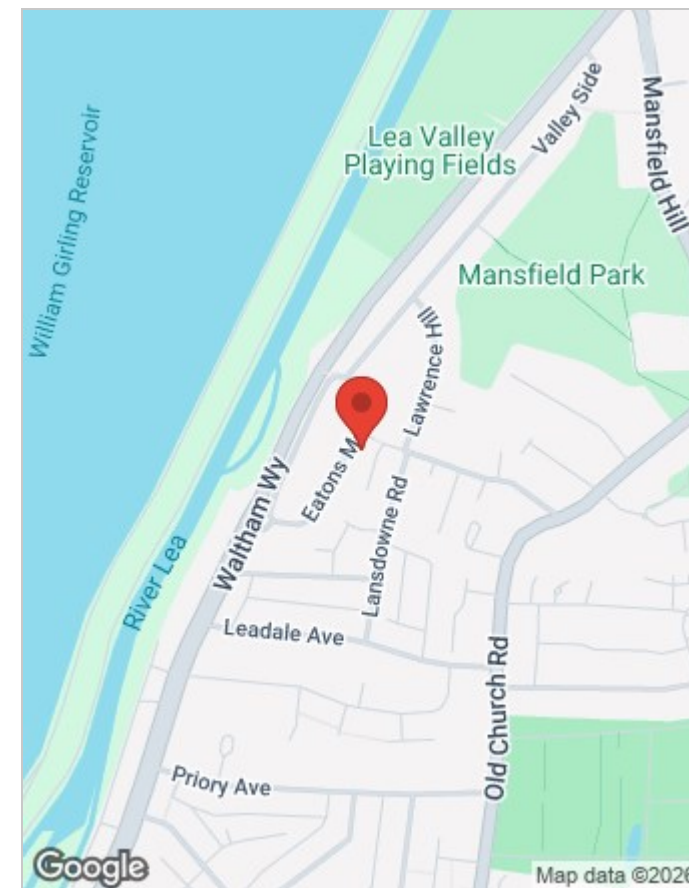
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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