



TOTAL FLOOR AREA: 904.00 sq ft (84.0 sq m) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of all areas, windows, doors, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information purposes only and should be used as a guide only. The agent is not responsible for any error, omission or misstatement. The agent is not responsible for any error, omission or misstatement. The agent is not responsible for any error, omission or misstatement.

Council: Epping Forest | Council Tax Band: D | Floor Area: 904.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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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Sunnymede, Chigwell, IG7 6ES
Price Guide £450,000 Freehold

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



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



£450,000 - £475,000

Welcome to this delightful three-bedroom terraced house located in the desirable area of Sunnymede, Chigwell. You will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The ground floor features a practical shower room, enhancing the functionality of the home and a fully fitted, modern kitchen. On the first floor there are three well-proportioned bedrooms, with the master bedroom offering lovely views over the garden and surrounding fields, creating a serene retreat. Externally, the property boasts a charming front garden and a generous rear garden, complete with a decked area, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Street parking is also available, ensuring ease of access. Situated in the highly sought-after Chigwell Row area, this home benefits from excellent transport links, making commuting a breeze. The vibrant local community is rich with essential amenities, including shops, village pubs, and reputable schools, all conveniently located within reach. This property presents an exceptional opportunity for families seeking a comfortable and well-connected home in a picturesque setting. Do not miss the chance to make this charming house your new home.