



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.