



Beautiful and spacious six bedroom, two bathroom Edwardian semi-detached house which retains much of the original charm and is only a short walk to the main line station - Garage Via Shared Driveway - Three Reception Rooms - Large Approx 80ft Rear Garden - Superb First Floor Family Bathroom - Additional Top Floor Shower Room - Ground Floor wc.



TOTAL FLOOR AREA: 1991 sq. ft. (185.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Gordon Road, North Chingford, E4 6BT

£1,175,000 Freehold

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 78        |
| (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                     |           |



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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EDWARDIAN ELEGANCE!!! Beautiful and spacious six bedroom, two bathroom Edwardian semi-detached house which has been lovingly restored to its former glory by the present vendors and retains much of the original charm. The property which is being offered with no onward chain is only a short walk to the main line station and the beautiful open spaces of Epping forest and boasts many fine features including garage via shared driveway, three reception rooms, quality first floor family bathroom, additional top floor shower room, ground floor cloakroom, large approx 80ft west facing garden, superb fitted kitchen and an early internal viewing is a must to fully appreciate this superb family home.

EPC Rating D

Council Tax Band G

