

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC



## 46 Gordon Road, North Chingford, London, E4 6BU

Guide Price £950,000

- Four bedroom house
- Two reception rooms
- Garage & off street parking
- Utility room
- Close to popular schooling
- Detached
- Kitchen-diner
- Popular location
- Short walk to forest
- Potential to extend STPP



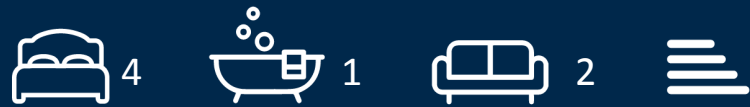
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 17/10/2023

## 46 Gordon Road, London E4 6BU

This 4 bedroom detached house with garage and off street parking is located on one of North Chingford's premier roads with Epping Forest situated at the end of the road. Station Road high street, Chingford station and many popular schools are close by.



Council Tax Band: G



Rare to the market is this four bedroom detached family home located in an enviable position on the sought after tree lined Gordon Road. The property is perfectly located with access to Epping Forest, Station Road and Chingford station at the end of the road.

The accommodation is arranged over two floors and comprises of a spacious entrance hall which leads to a lounge reception with doors onto the garden, dining room, kitchen/breakfast room and there is also the bonus of a separate utility room and a ground floor WC. On the first floor you have a bright landing, four bedrooms and a family bathroom.

The property has the potential to extend further STPP.

The front garden provides a driveway with off road parking and access to the garage. The rear garden has side access, lawn area and a paved terrace for outside seating and dining.

The location is within a few minutes of Station Road which offers an excellent range of shops and restaurants. In addition, there are many excellent local private and state schools close by. Excellent commuter links with Chingford Main Line Station is a short walk away. The property is 20 minutes to Liverpool Street from Chingford Station or alternatively within three stops on the same overground line when changing at Walthamstow Central the Victoria line tube can be accessed providing direct access to Oxford Circus.

Gordon Road is situated on the doorstep of Epping Forest and Chingford plains where you can enjoy forest walk and many outdoor activities. There are many popular well performing state and private schools in the area.

E.P.C Rating: E

Council Tax: Band: G - London Borough of Waltham Forest

Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as

representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.