



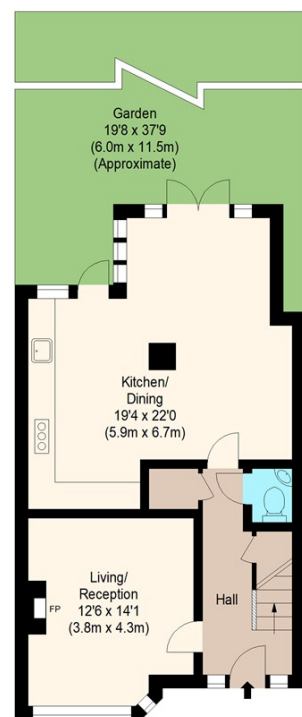
Directions

Viewings

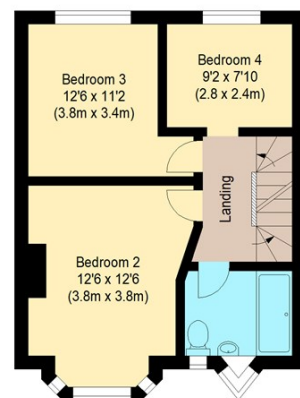
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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



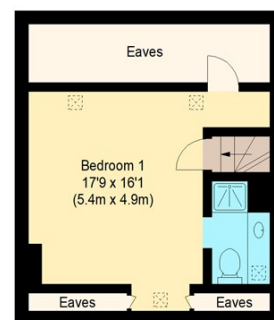
Ground Floor



First Floor

Whitehall Gardens, E4

Approximate Gross Internal Floor Area : 126.07 sq m / 1357 sq ft
Eaves : 8.55 sq m / 92 sq ft



Second Floor



84 Whitehall Gardens, North Chingford, London, E4 6EJ

Offers Over £650,000

- 4 bedroom family home
- Master bedroom with en-suite
- Low maintenance rear garden
- Open plan extended kitchen and reception
- Close to popular schools

- Extended to rear and into the left
- Modern kitchen and bathroom
- Very quiet crescent
- Short walk to Epping forest
- Chingford station and shops close by



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: 26/2/2024

84 Whitehall Gardens, London E4 6EJ

This well presented 4 bedroom 2 bathroom family home is located in a popular quiet crescent and is a short walk from popular schools, Station Road High Street, Chingford station and Epping forest. The property has been extended offering great size accommodation over 3 floors.



Council Tax Band: E



Positioned on the quiet tree-lined Whitehall Gardens is this four-bedroom, two-bathroom extended family home. The property is perfectly located with access to Epping Forest, Station Road, and Chingford station a short walk away.

The accommodation is arranged over three floors and comprises of an entrance hall which leads to a good-sized front lounge reception, open plan kitchen with a dining/lounge area and a ground floor WC. On the first floor you have three bedrooms and a family bathroom. Up on the top floor there is the master bedroom with an en-suite shower room.

The front garden is paved with the rear garden being low maintenance with artificial grass and a patio area which is perfect for enjoying those summer days and entertaining.

Whitehall Gardens is perfectly located in North Chingford, close to all the shops, bars, and restaurants that Station Road has to offer and there are many well performing private and state schools close by. Epping Forest is accessed close by where the great outdoors can be explored and enjoyed. You also have easy access to the M25, A406 and M11 road links.

E.P.C Rating: D

Council Tax: Band: E - 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 may 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.