



Eatons Mead, Chingford

Asking Price £650,000

 4  1  2  C

MILLERS
ESTATE AGENTS

Tucked away in the desirable Eatons Mead area of Chingford, this extended four-bedroom semi-detached home offers a harmonious blend of comfort and modern style. Step inside to discover three generous reception rooms and four well-proportioned bedrooms, all thoughtfully arranged to suit both peaceful nights in and joyful celebrations with loved ones.

The heart of the home is an open-plan living and dining area that flows seamlessly into a well-equipped kitchen, creating a welcoming space for everyday life and entertaining. A practical utility room, a handy cloakroom WC, and a bright entrance porch add to the sense of thoughtful design. Each room has been carefully planned to offer flexibility, allowing everyone to find their own space to relax or focus. The four bedrooms offer a range of possibilities, whether you are seeking a tranquil sanctuary, a comfortable guest room, or a dedicated workspace. A conveniently located bathroom ensures the needs of a busy household are easily met.

Sustainability is woven into the fabric of this home, with solar panels helping to keep energy costs down and support a greener lifestyle. Off-street parking with an electric charging point brings added convenience for electric vehicle owners. Double-glazed windows and efficient gas heating via radiators ensure comfort throughout the seasons.

With generous living spaces and With spacious living areas and carefully considered details throughout, this Eatons Mead home provides a warm and inviting backdrop for family life within a vibrant community. It is a place ready to welcome you, offering the perfect canvas to create lasting memories.





GROUND FLOOR

Porch
8'0" x 3'3" (2.44m x 0.99m)

Cloakroom
4'0" x 2'6" (1.22m x 0.76m)

Kitchen Breakfast Room
8'9" x 12'8" (2.67m x 3.86m)

Living Room (max)
11'8" x 14'7" (3.58m x 4.47m)

Dining Room
8'9" x 9'3" (2.67m x 2.82m)

Utility Room (max)
6'11" x 9'8" (2.11m x 2.97m)

Family Room (max)
17'3" x 15'1" (5.28m x 4.60m)



FIRST FLOOR

Bedroom One (max)
12'2" x 14'2" (3.73m x 4.32m)

Dressing Room (max)
6'2" x 9'3" (1.88m x 2.82m)

Bedroom Two
11'8" x 10'4" (3.56m x 3.16m)

Bedroom Three
9'2" x 11'9" (2.79m x 3.58m)

En-Suite Shower Cubicle

Bedroom Four (max)
10'7" x 6'9" (3.23m x 2.08m)

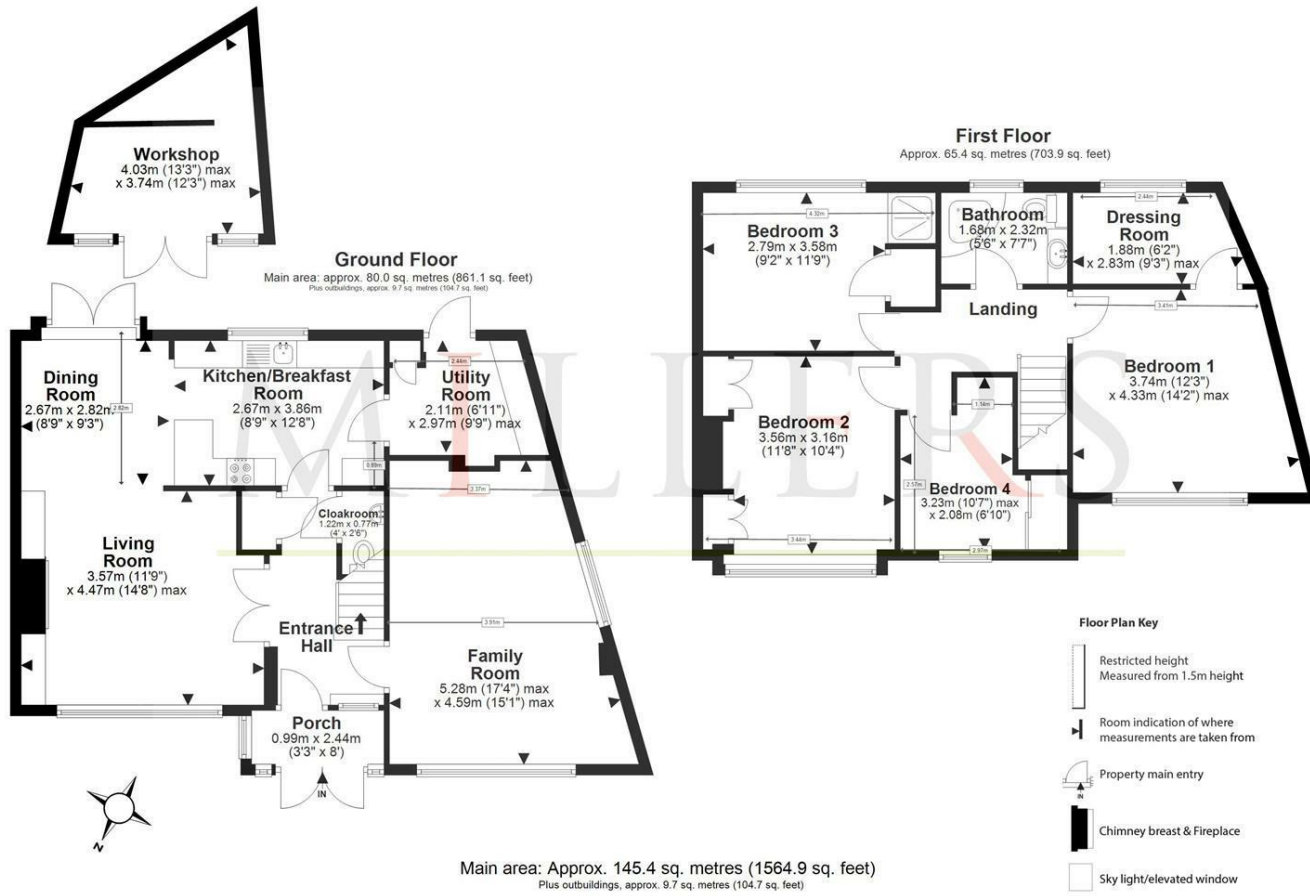
Bathroom
7'7" x 5'6" (2.31m x 1.68m)

EXTERIOR

Rear Garden
52'9" x 32'4" > to 14'0" (16.10m x 9.86m > to 4.27m)

Workshop (max)
13'3" x 12'3" (4.04m x 3.73m)





Main area: Approx. 145.4 sq. metres (1564.9 sq. feet)
Plus outbuildings, approx. 9.7 sq. metres (104.7 sq. feet)

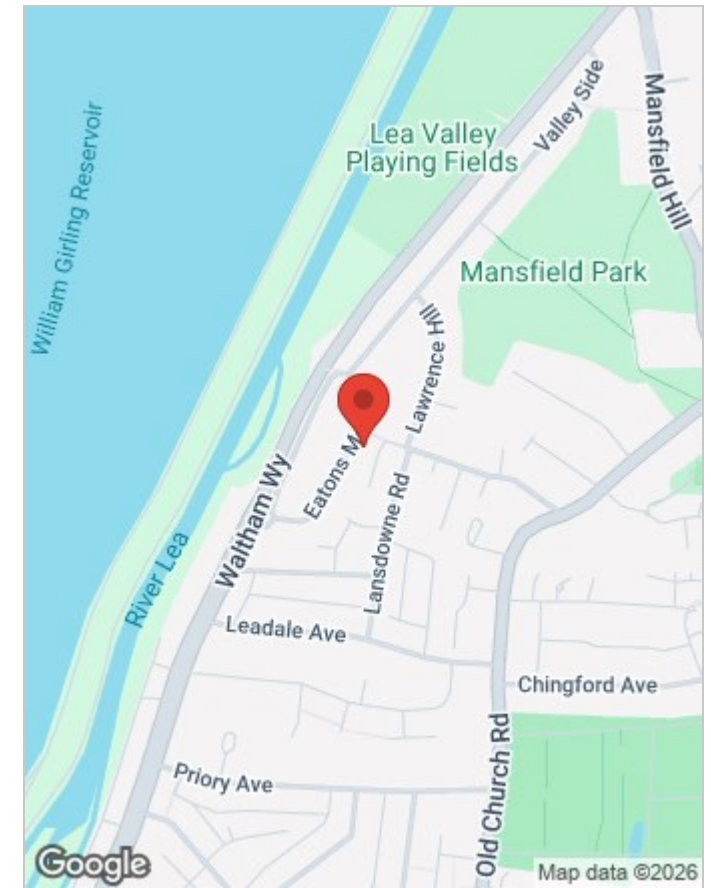
Total area including outbuildings: approx. 155.1 sq metres (1669.6 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D		75	75	(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk