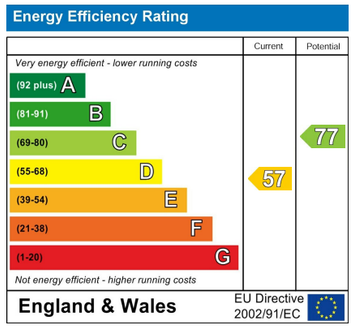
Approximate Gross Internal Area 1847 sq ft - 171 sq m
(Excluding Garage)
Ground Floor Area 838 sq ft – 78 sq m
First Floor Area 758 sq ft – 70 sq m
Second Floor Area 251 sq ft – 23 sq m
Garage Area 164 sq ft – 15 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

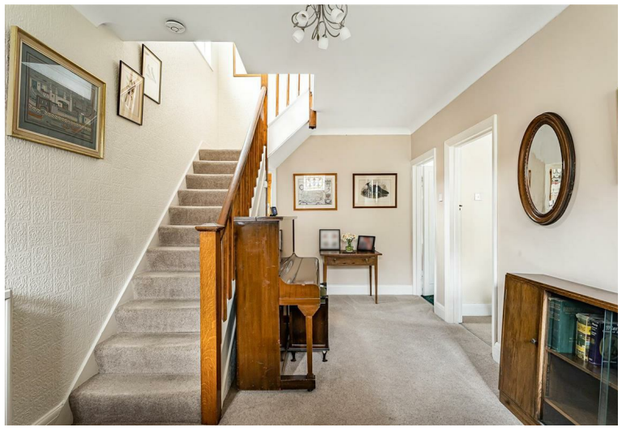
CHURCHILL estates

Council: Waltham Forest | Council Tax Band: G | Floor Area: 1847.00 sq ft



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.

CHURCHILL estates



CHURCHILL estates

Gordon Road, North Chingford, E4 6BU

Offers Over £1,000,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**

LOCATION AND STYLE!!! Beautiful and spacious four double bedroom, two bathroom detached house which is situated in one of North Chingford's most prestigious location close to the main line station and the beautiful open spaces of Epping forest. The property which has been a loving family home for nearly fifty years retains much of the original charm and benefits from a large attached garage via own driveway, two large reception rooms, large approx 100ft rear garden with side access, spacious kitchen, additional utility room, first floor shower room with separate wc, additional en-suite shower room, ground floor wc and we feel would make the ideal family home. So do not delay and call us today to fully appreciate the space this fine character property has to offer.

EPC Rating C

Council Tax Band G