



Approximate Gross Internal Area 1482 sq ft - 138 sq m
(Excluding Garage)

Ground Floor Area 785 sq ft - 73 sq m
First Floor Area 697 sq ft - 65 sq m
Garage Area 125 sq ft - 12 sq m



PINK PLAN

Floor plans produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements and room areas are estimates and no guarantee is given against any omission or inaccuracy. 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.

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Council: Epping Forest | Council Tax Band: F | Floor Area: 1482.00 sq ft

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		



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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Great Oaks, Chigwell, IG7 5ES
Asking Price £850,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 504 2222**

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Nestled in the sought-after cul-de-sac of Great Oaks, Chigwell, this impressive four-bedroom detached home offers a perfect blend of comfort and convenience. Spanning an ample 1,482 square feet, the property boasts spacious accommodation throughout, making it an ideal family home.

Upon entering, you are greeted by a generous through lounge that provides a welcoming space from the outset. The spacious kitchen, complete with a convenient utility room, is perfect for those who enjoy cooking and family gatherings. Additionally, a downstairs WC adds to the practicality of the layout and offers the potential to extend STPP. The property features four well-proportioned bedrooms, with the master bedroom benefiting from an ensuite bathroom.

Outside, the well-maintained south-west facing garden offers a delightful outdoor space. The property also includes off-street parking for multiple cars, along with a garage, providing ample space for vehicles and storage.

Conveniently located, this home is just a short walk from Grange Hill Central Line station, making commuting to London effortless. Local amenities and excellent schooling options are also nearby, enhancing the appeal of this wonderful property.

