



P R I M E R E S I D E N T I A L

P R E S E N T S

Gordon Road, Chingford



The Hollins
1972

Gordon Road, Chingford



Elliott James are delighted to bring new to market this beautiful detached Edwardian family home. The property is within easy walking distance to the open spaces of Epping Forest, Chingford Plain and local golf course and overland train station with direct links (25 minutes) into London Liverpool Street Station. The current owners have refurbished the property throughout, including increasing the square footage with a large rear kitchen/diner extension.

The internal accommodation is arranged over two floors with the ground floor comprising of front porch, bright entrance hall, formal TV living room with wood burner, study, spacious open plan kitchen with Gas Rangemaster, fitted appliances and central island / dining area / family living room with bi-folds opening onto rear garden patio, utility room and downstairs cloakroom. The first floor offers master bedroom with fitted wardrobes, en-suite bathroom and patio doors opening onto a Juliet balcony, three further double bedrooms, family bathroom and separate toilet.

The rear South / West facing garden has been completely landscaped with planted borders, laid to lawn, patio and purpose-built workshop / home office with electricity installed. The front driveway enables off-street parking for up to 3 cars.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Elliott Lawlor MNAEA & MARLA

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Sqft 2370.00 sq ft	Type House - Detached	Style New Home
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority London Borough of Waltham Forest	Tax Band G

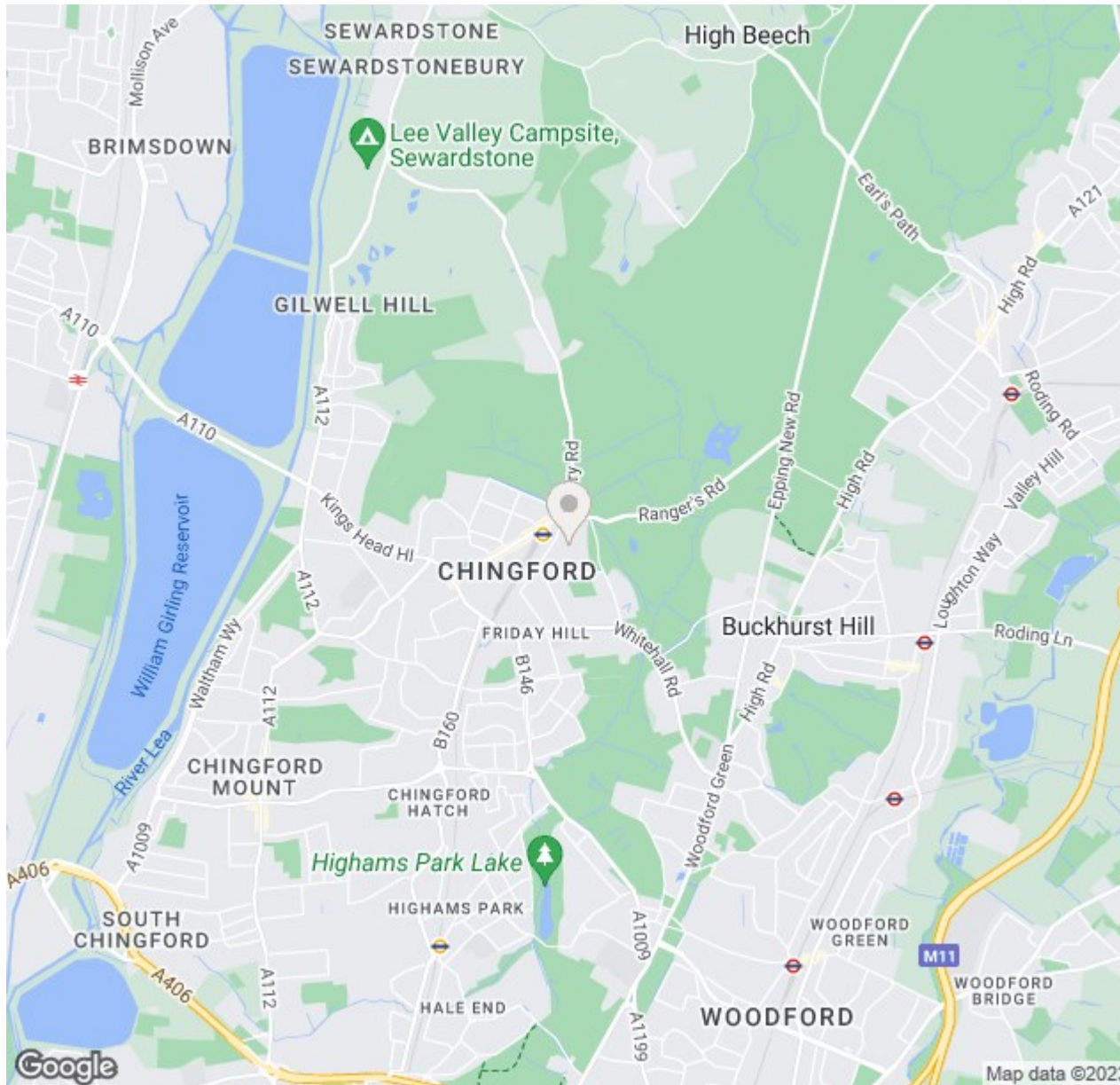








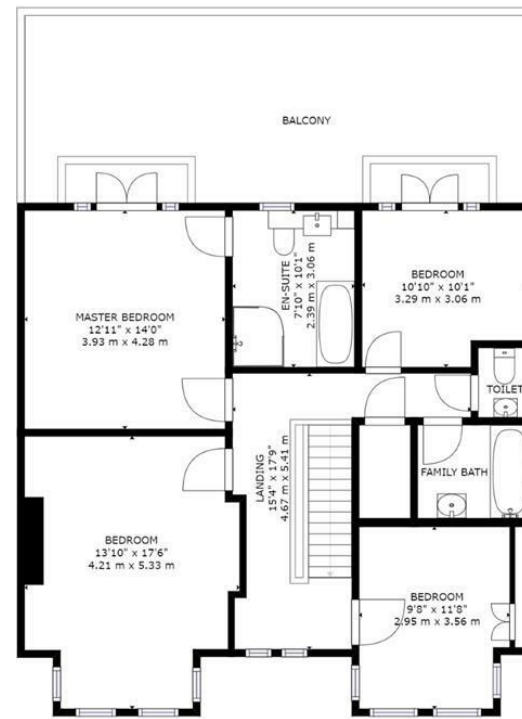
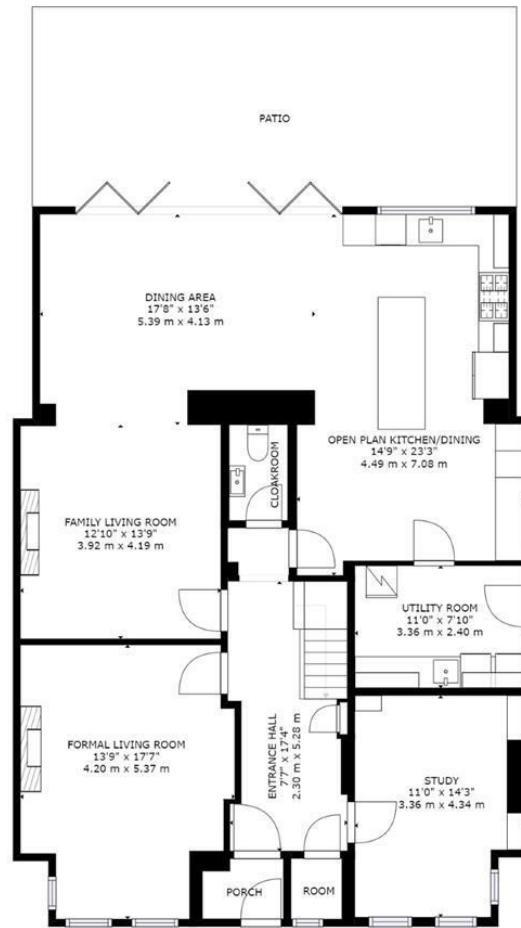
MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLANS



GROSS INTERNAL AREA
 FLOOR 1: 1393 sq ft, 129 m², FLOOR 2: 977 sq ft, 91 m²
 EXCLUDED AREAS: , PORCH: 22 sq ft, 2 m²
 TOTAL: 2370 sq ft, 220 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

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