



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

P R E S E N T S

Great Oaks, Chigwell



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Elliott James is delighted to offer to the market this detached four-bedroom family home in need of modernisation. Located in a popular cul-de-sac close to Chigwell and Grange Hill Central Line Stations, sought after schools, shops and amenities.

The ground floor accommodation comprises of porch, family TV room, cloakroom, open plan lounge/diner, kitchen, and breakfast room. Upstairs there are four bedrooms, master en-suite bathroom and a family bathroom.

Externally the rear garden has a patio area and the rest laid to lawn. To the front the property benefits from off street parking and an attached single garage.

Offered to the market chain free, a viewing is highly advised.



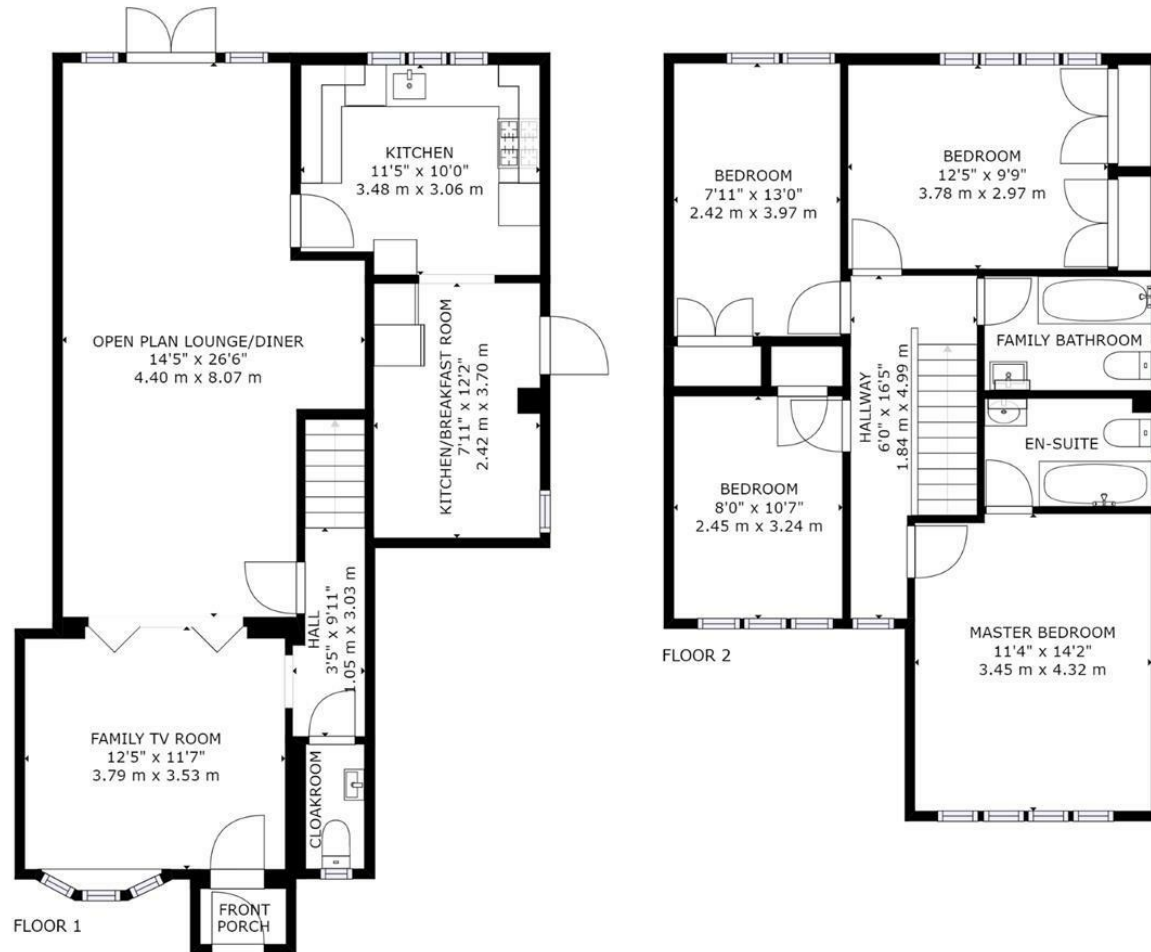
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Sqft 1476.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band F

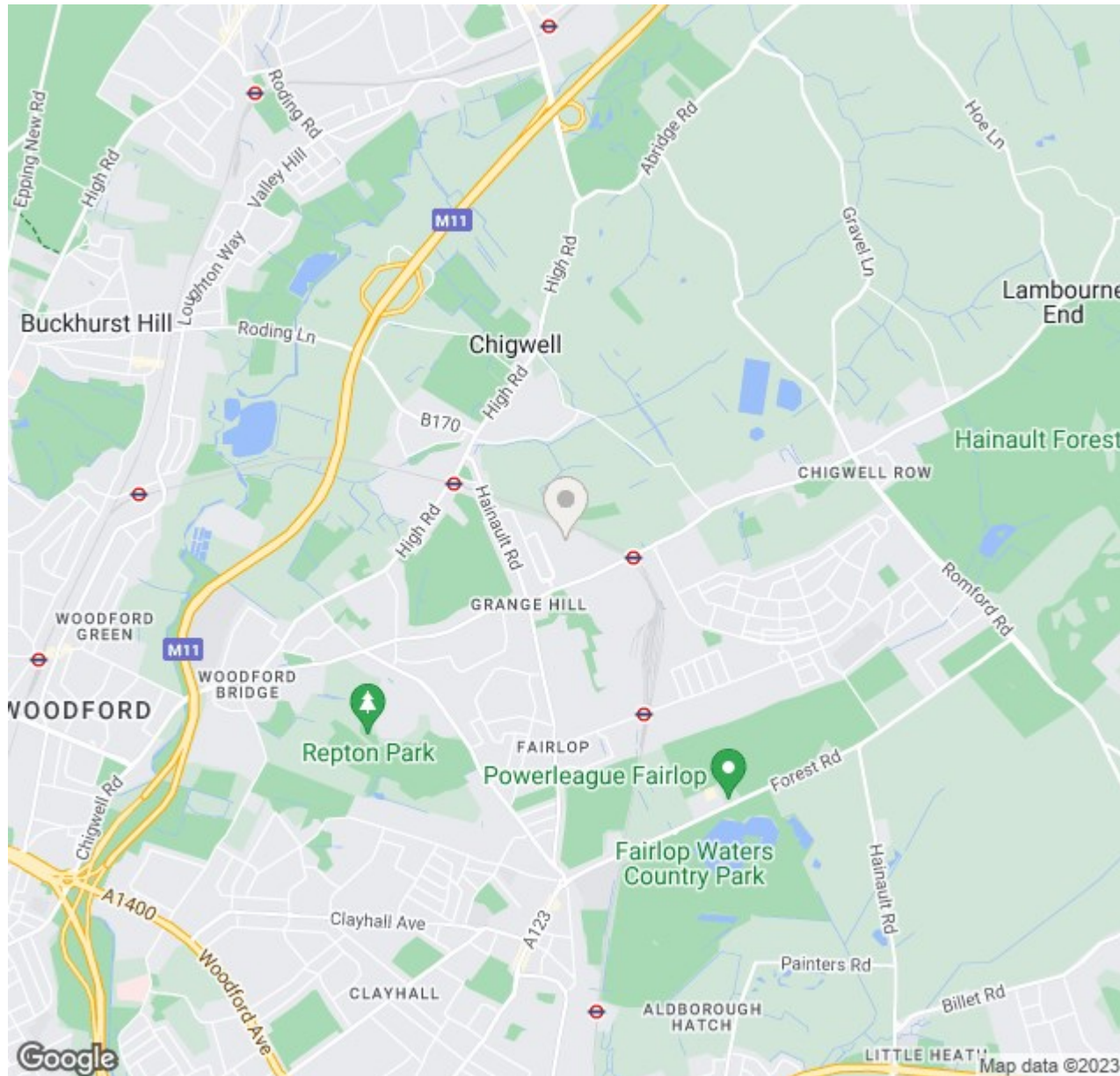
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 769 sq. ft, 71 m², FLOOR 2: 708 sq. ft, 66 m²
 EXCLUDED AREAS: , PORCH: 11 sq. ft, 1 m²
 TOTAL: 1476 sq. ft, 137 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			79
(69-80) C			
(55-68) D		56	
(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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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