



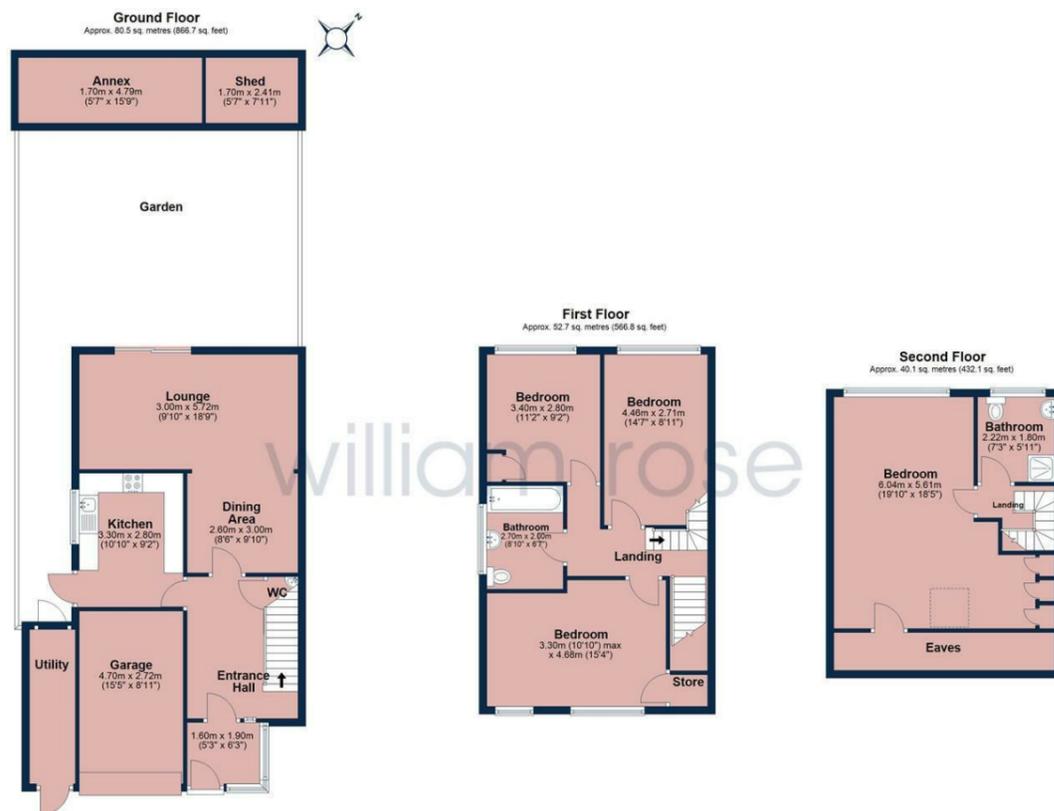
## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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



Total area: approx. 173.3 sq. metres (1865.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the visible area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Beresford Road



103B Beresford Road, London, E4 6EF

Offers Over £800,000

- Semi Detached House with Four Double Bedrooms
- First Floor Family Bathroom
- Stunning Rear Garden
- Games Room & Workshop at End of Garden
- Short Walk of Chingford Station, Local Shops & Amenities
- En suite Shower Room to Master Bedroom
- Guest Cloakroom / Utility Room
- Integral Garage / Driveway Offering Off Street Parking
- Excellent Primary and Secondary School Catchment
- Near Epping Forest

# 103B Beresford Road, London E4 6EF

Semi detached house with four double bedrooms and a garage in Beresford Road, North Chingford.

Situated on the sought-after Beresford Road in North Chingford, this spacious four double bedroom semi-detached family home offers generous and versatile accommodation, perfectly positioned for modern family living. The property features a well-appointed master bedroom with en-suite shower room, complemented by a first-floor family bathroom and a convenient ground-floor guest cloakroom/utility room. Living space flows seamlessly to the rear, opening onto a stunning garden — ideal for both entertaining and relaxation. At the end of the garden sits a superb games room and workshop, offering excellent additional space for hobbies, home working or leisure use. Further benefits include an integral garage and driveway providing off-street parking. The home is ideally located within excellent primary and secondary school catchments and is just a short walk from Chingford Station, local shops and amenities. Epping Forest is also close by, offering beautiful green spaces and scenic walks. This is a fantastic opportunity to secure a substantial family home in one of North Chingford's most desirable residential locations.



Council Tax Band: E

