

Wild & Co.

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Garfield Road, E4 7DG

Substantial five-bedroom property spanning across three floors, situated on a sought-after residential street just off Station Road. With its high ceilings and generous proportions, this property has been fully refurbished and would suit a family or for anyone looking for a comfortable and spacious home. Offered with no chain, early viewing highly recommended.

Guide Price £700,000 | Freehold

Garfield Road, E4 7DG



- Five-bedroom property
- Fully refurbished
- Private S - W garden
- Freehold
- High ceilings
- 2 bathrooms
- Conveniently located near several expansive green spaces
- Newly fitted kitchen
- Separate W/C
- Chain free

Full Description

Wild & Co. are delighted to offer for sale this: Substantial five-bedroom property spanning across three floors, situated on a sought-after residential street just off Station Road. With its high ceilings and generous proportions, this property has been fully refurbished and would suit a family or for anyone looking for a comfortable and spacious home. Offered with no chain, early viewing highly recommended.

Upon entering the property, you'll immediately appreciate the well-lit and spacious interiors. The ground floor features a bright and airy dual-aspect living room with high ceilings and laminated floors, onto newly fitted kitchen and private S - W garden.

This impressive house features a spacious reception room, a large kitchen, 2 family bathroomw and a separate W/C and five bedrooms.

The property benefits from a decen size rear garden, perfect for hosting summer barbecues with family and friends.

Moreover, the property is conveniently located near several expansive green spaces such as Chingford Plain, Epping Forest, Mansfield Park and many more.

Station Road offers an impressive selection of independent shops, bars, restaurants and cafes.

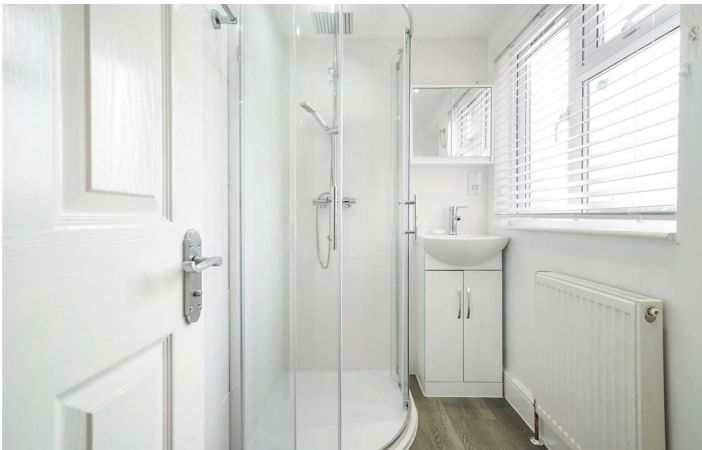
Transport links are available from Chingford Station, with direct link to Stratford, Hackney and Liverpool Street Station.

This freehold property is being offered with no chain, and early viewing is highly recommended.



Directions

Directly off Station Road (A 1069)



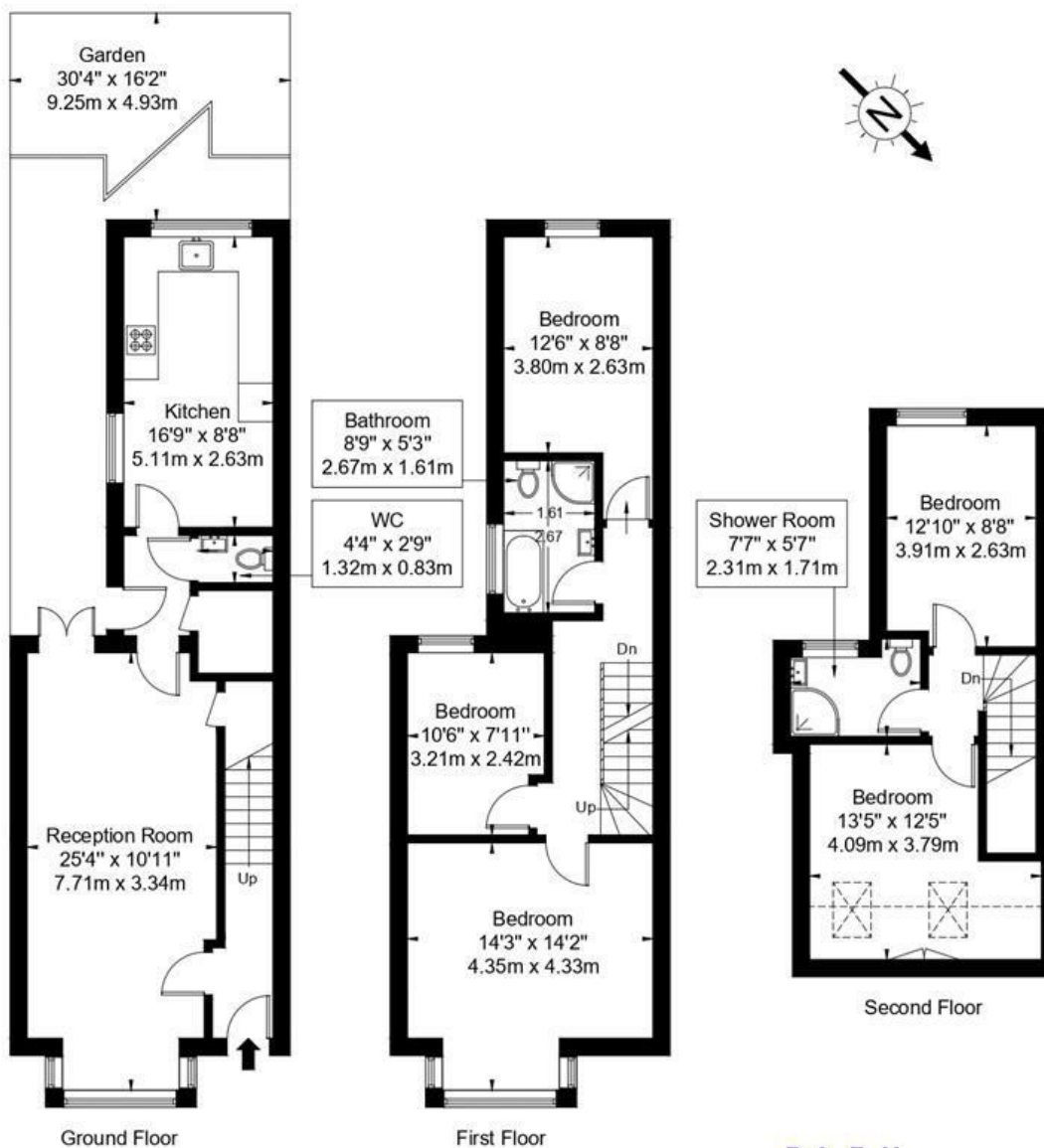
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Approx Gross Internal Area = 129.9 sq m / 1398 sq ft

Restricted head height = 3.8 sq m / 41 sq ft

Garden = 58 sq m / 624 sq ft

Total = 191.7 sq m / 2063 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	
(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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