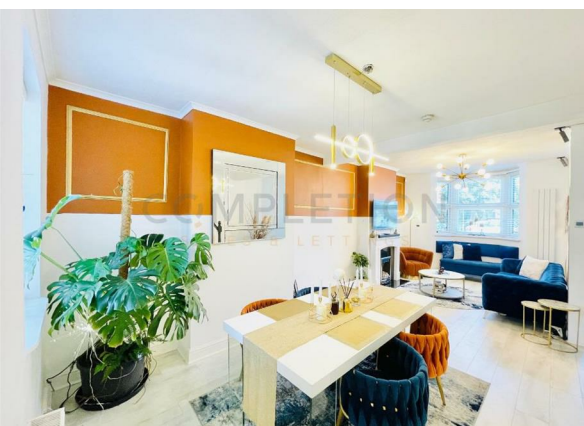
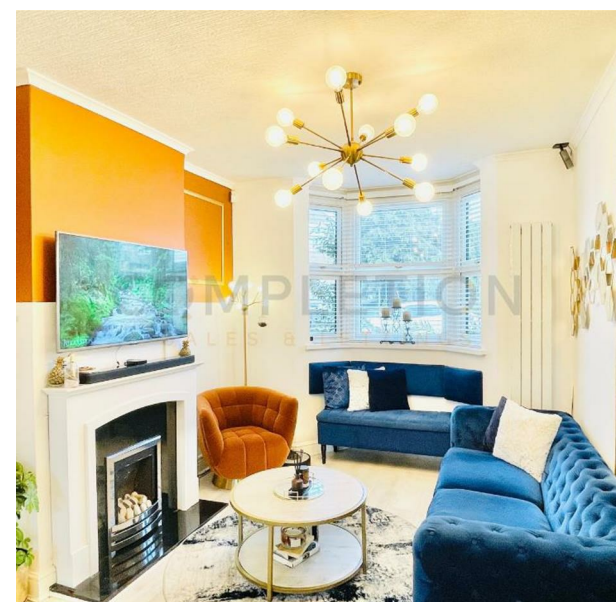
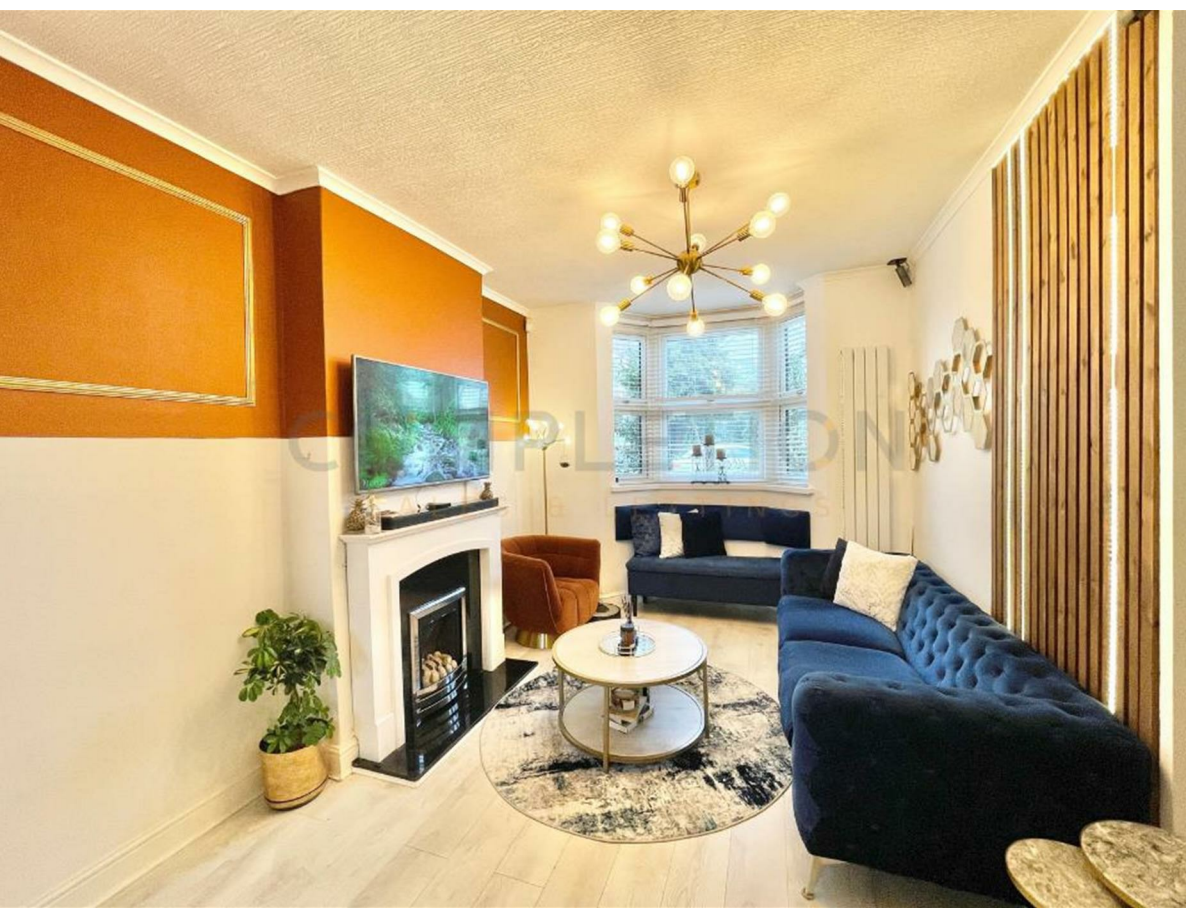


5 Grove Road, London, E4 9SX  
Price Guide £635,000

**COMPLETION**  
SALES & LETTINGS



5 Grove Road, London, E4 9SX

Price Guide £635,000

Council Tax Band:

Beautifully Updated Period Home | Four Bedrooms | Two Bathrooms | Spacious Through Lounge | Modernised Family Kitchen with Extension Potential | 75ft Rear Garden | Excellent School Catchment | Highams Park & Chingford Station Nearby.

Nestled in a peaceful residential pocket of Chingford, this outstanding four-bedroom family home combines period character with thoughtful contemporary updates. Well-positioned for excellent local schools and close to leisure facilities, it also offers convenient transport links via Highams Park and Chingford Overground stations.









337 Forest Road

London

E17 5JR

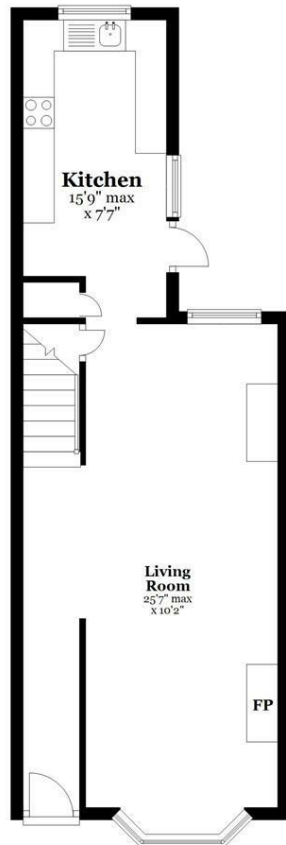
02085277007

enquiries@completion.co.uk

completion.co.uk

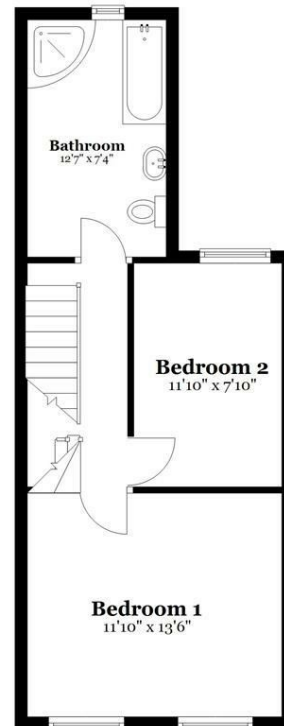
## Ground Floor

Approx. 469.3 sq. feet



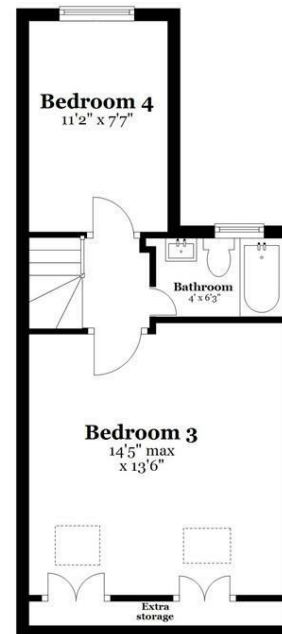
## First Floor

Approx. 417.8 sq. feet



## Second Floor

Approx. 361.7 sq. feet



Total area: approx. 1248.7 sq. feet

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |