



## Whitehall Road, London, E4 6DH

Offers In Excess Of £985,000

- Four bedroom semi detached house
- Stylish kitchen with marble worktops, shaker style units & mirrored splash back
- Arranged over three floors
- Large rear garden with large patio & mature shrubs
- Recently extended and renovated throughout
- Two spacious reception rooms
- Main bedroom with floor to ceiling wardrobes and stunning bathroom en suite
- Gated driveway parking & walking distance to Chingford station & Station Road shops

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Nestled on the esteemed Whitehall Road, Chingford this charming house offers a delightful blend of classic architecture and modern living. Built in 1930s, the property boasts a generous living space of 1,838 square feet, providing ample room for families or those who enjoy entertaining.

The residence features two inviting reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The newly renovated kitchen/dining room is the stand out feature of the house with marble worktops, "shaker style" kitchen units, ample storage, integrated appliances, central island with breakfast bar and skylight windows, making it an elegant and vibrant space.

Arranged over three floors, offering four well-proportioned bedrooms, there is plenty of space for everyone to find their own sanctuary. The main bedroom boasts floor to ceiling wardrobes, large windows, stylish en suite bathroom with floor to ceiling tiles, freestanding bath & double sink vanity unit. The family bathroom ensure convenience and comfort for all occupants with a free standing shower and bath making morning routines a breeze.

One of the standout features of this property is the parking provision, accommodating up to four vehicles, a rare find in the bustling city of London & walking distance to Chingford station & Station road shops, cafes and restaurants. This added convenience allows for easy access and peace of mind for those with multiple cars.

The location on Whitehall Road offers a vibrant community atmosphere, with a variety of local amenities, parks, and excellent transport links nearby. This home is not just a place to live; it is a lifestyle choice that combines comfort, space, and accessibility in one of London's sought-after areas.

In summary, this house presents an exceptional opportunity for those seeking a spacious family home in a prime location. With its charming character and practical features, it is sure to appeal to a wide range of buyers.



Council Tax Band: E



Kitchen/Dining Room  
9.07m x 5.61m (29'9 x 18'5)

Family Room  
4.80m x 5.61m (15'9 x 18'5)

Living Room  
4.34m x 4.09m (14'3 x 13'5 )

Bedroom 2  
4.32m x 3.76m (14'2 x 12'4)

Bedroom 3  
3.84m x 3.40m (12'7 x 11'2 )

Bedroom 4  
2.49m x 2.13m (8'2 x 7)

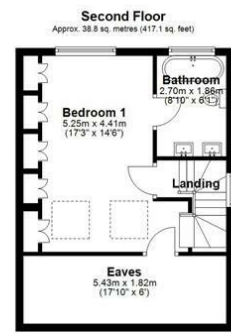
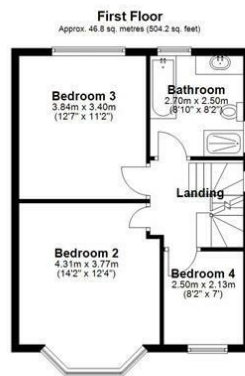
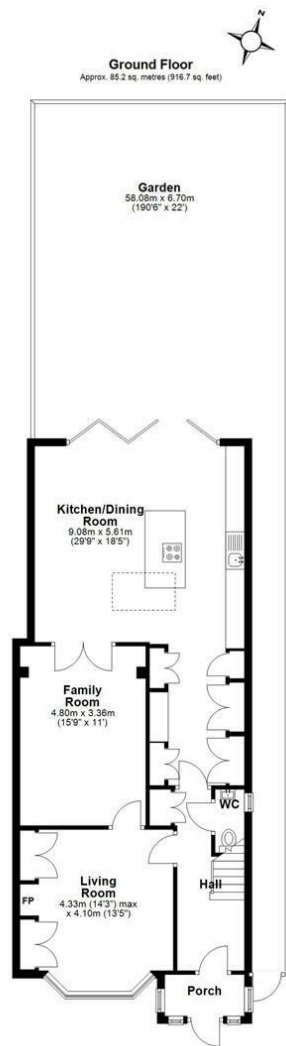
Bathroom  
2.69m x 2.49m (8'10 x 8'2 )

Bedroom 1  
5.26m x 4.42m (17'3 x 14'6 )

Bathroom  
2.69m x 1.85m (8'10 x 6'1)

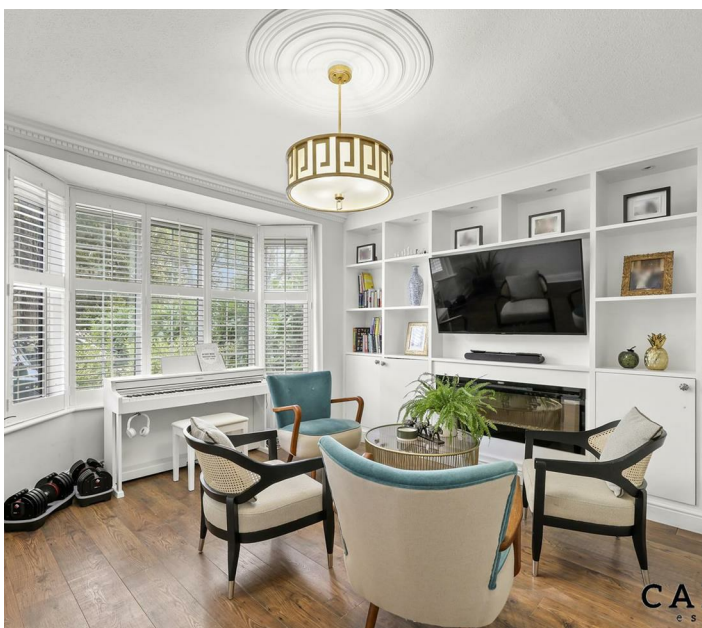
Eaves  
5.44m x 1.83m (17'10 x 6)

Garden  
58.06m x 6.71m (190'6 x 22')

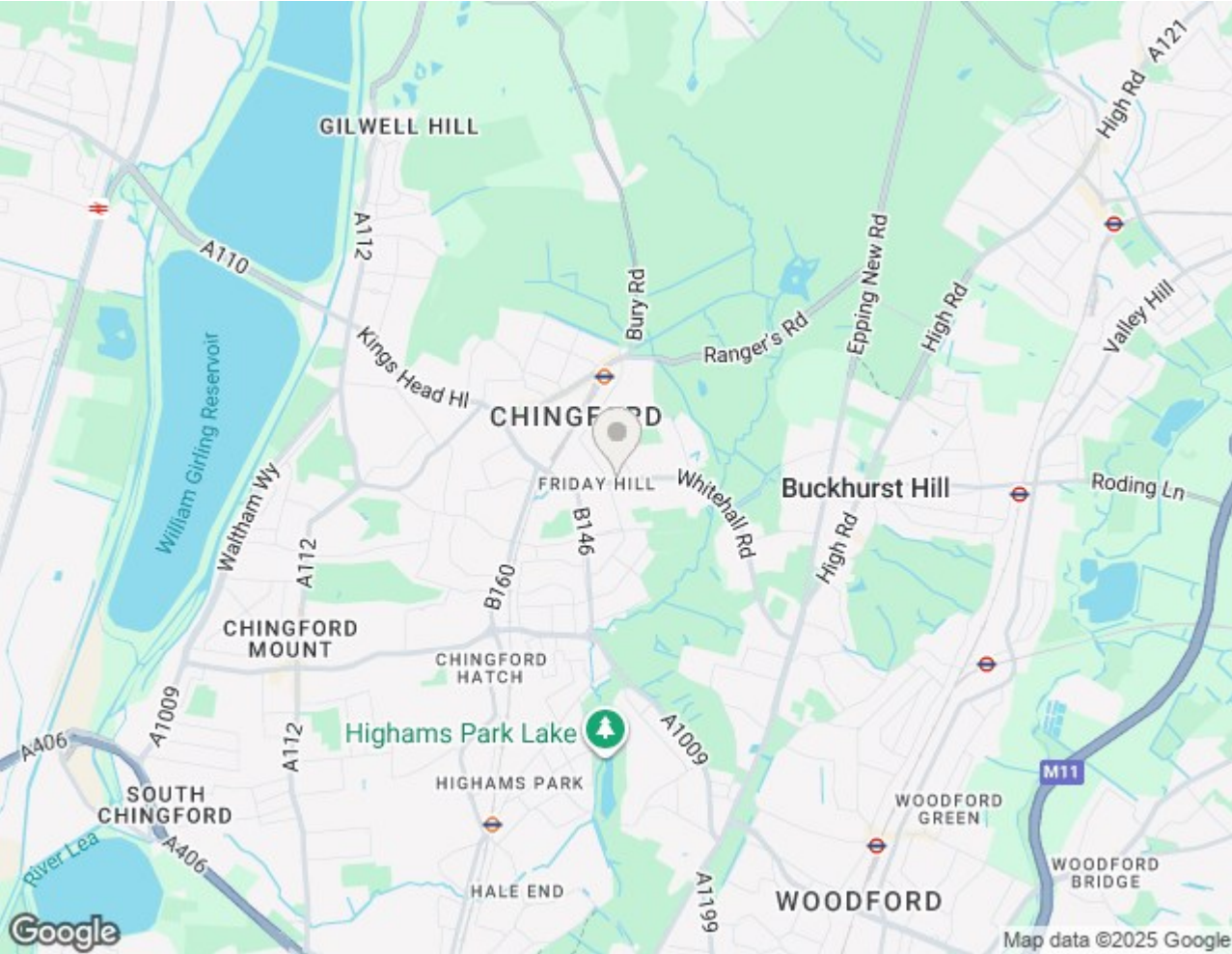


Total area: approx. 170.8 sq. metres (1838.0 sq. feet)

**CAPLEN**  
estates







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>68</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<br>2002/91/EC |           |

EPC Rating:

D

Council Tax Band

E

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.