

Daniel  
Frank







## 106 Harold Road Chingford, E4 9SW

An immaculately presented three-bedroom family home located within easy access to shops, schools and transport facilities.

The accommodation is spread across two floors. The ground floor comprises of a bright and welcoming hallway, a spacious living room/family room, and a large full width extension featuring a modern kitchen with a skylight and dining area. Adjacent to the kitchen is a convenient utility room that provides access to the garage.

Upstairs has three bedrooms and a family bathroom. All bedrooms have fitted wardrobes.

High ceilings throughout the property add to the sense of space and light. The driveway offers off-street parking for multiple vehicles. The rear garden is a true highlight, with planted borders and two patio areas perfect for summer entertaining. Additional storage space at the rear of the property comes with electric power, providing a versatile area for a workshop or extra storage.

Situated in a highly accessible location, this property is convenient for both North and South Chingford facilities. Enjoy easy access to a variety of shops, great schools, and excellent transport links. The nearest stations, Chingford and Highams Park, provide mainline services to Liverpool Street, making commuting straightforward.

**Tenure** Freehold  
**Council** Waltham Forest

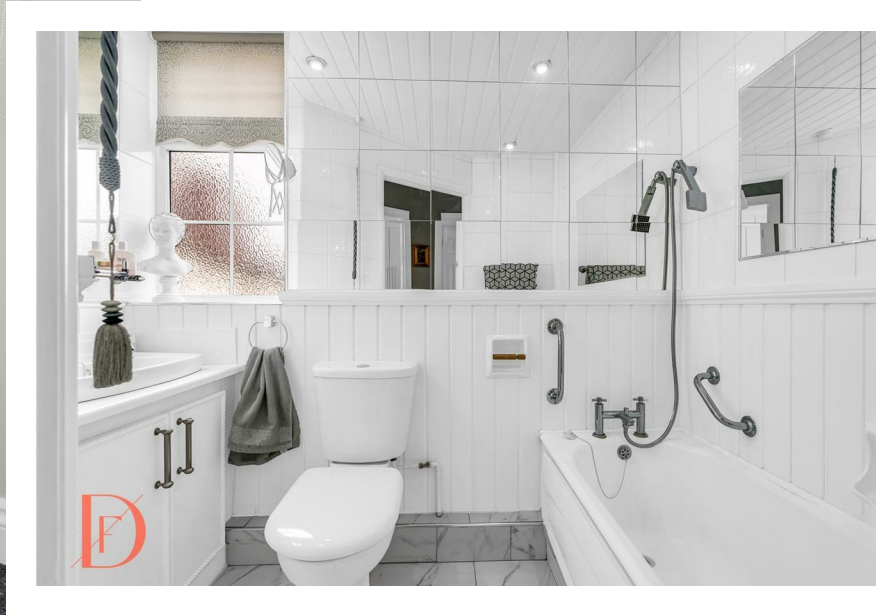






Your Next Chapter





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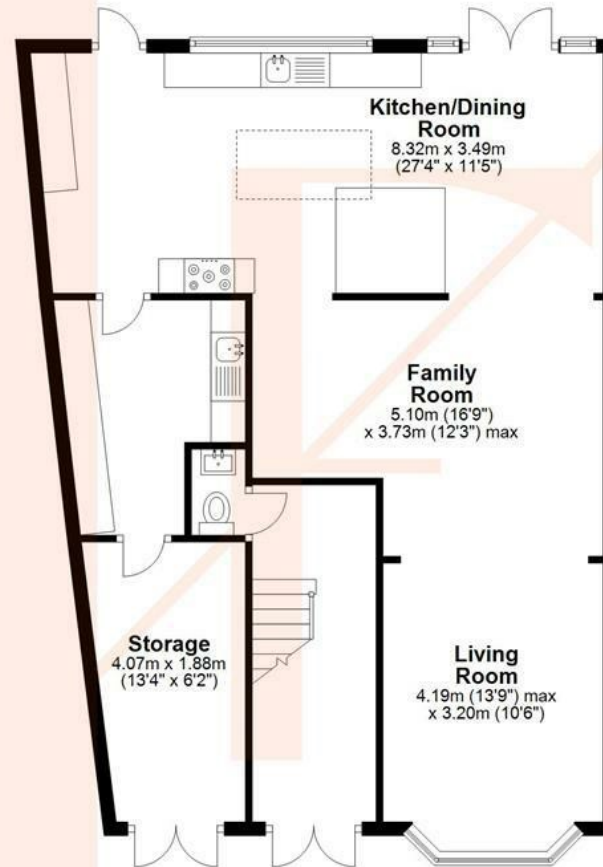


**Outbuilding**  
Approx. 21.9 sq. metres (235.9 sq. feet)



**Ground Floor**

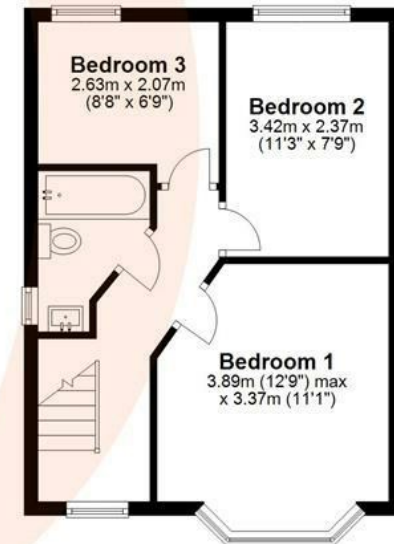
Approx. 86.8 sq. metres (934.7 sq. feet)



Total area: approx. 144.6 sq. metres (1556.9 sq. feet)

**First Floor**

Approx. 35.9 sq. metres (386.3 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	