

Daniel
Frank





10 Eglington Road Chingford, E4 7AN

Nestled in a sought-after corner plot of North Chingford, this beautifully renovated Edwardian detached family home offers the perfect blend of traditional charm and contemporary design. With five spacious bedrooms, including a large loft conversion, and four modern bathrooms, this freehold property provides ample space for a growing family. Situated just a five-minute walk from both Chingford Overground Station and the open spaces of Epping Forest, the location offers convenience and natural beauty.

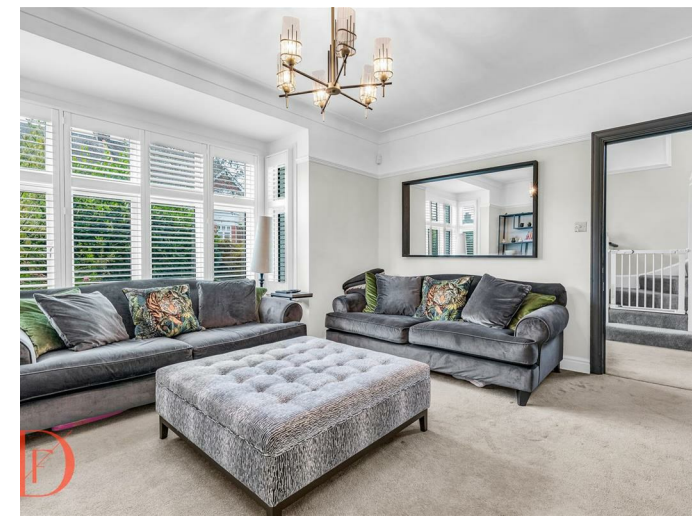
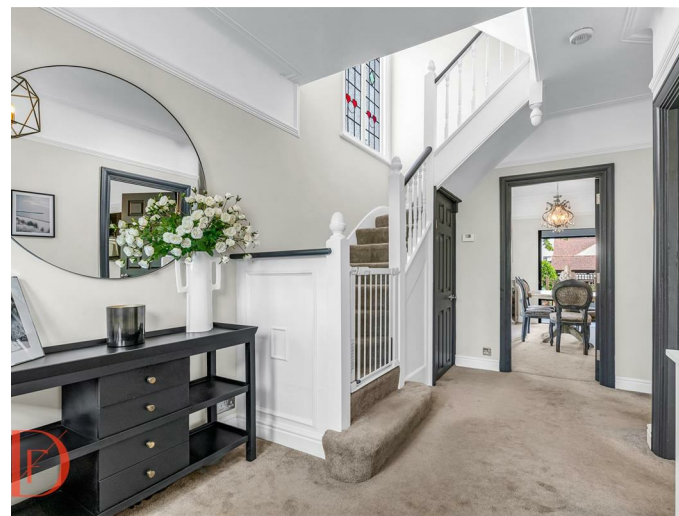
Upon entering the home, you are greeted by a spacious entrance hall, leading to three well-proportioned reception rooms, including a formal lounge with a wood-burning fireplace and a separate dining room. The playroom/study adds versatile space, while the standout feature is the open-plan kitchen and family room, complete with bi-folding doors that open out to a meticulously maintained garden. This kitchen is equipped with high-end appliances, granite worktops, a pantry, and a breakfast bar, making it ideal for both casual family meals and entertaining. A utility room and ground floor W.C. completes the ground floor.

Upstairs, the first floor features four bedrooms, each with custom-fitted wardrobes, and three modern bathrooms. The second-floor loft conversion houses a stunning guest suite, complete with Velux windows, eaves storage, and an additional en-suite bathroom.

The garden extends approximately 61 feet in depth, with a charming decking area and a lawn bordered by laurel bushes and flower beds. Double gates provide access to a private carport with a pitched roof, offering both parking and storage.

This home has been lovingly maintained by its current owners and offers the rare opportunity to own a piece of Edwardian history in a prime location with easy access to both nature and city commuting options.

Tenure Freehold
Council Waltham Forest

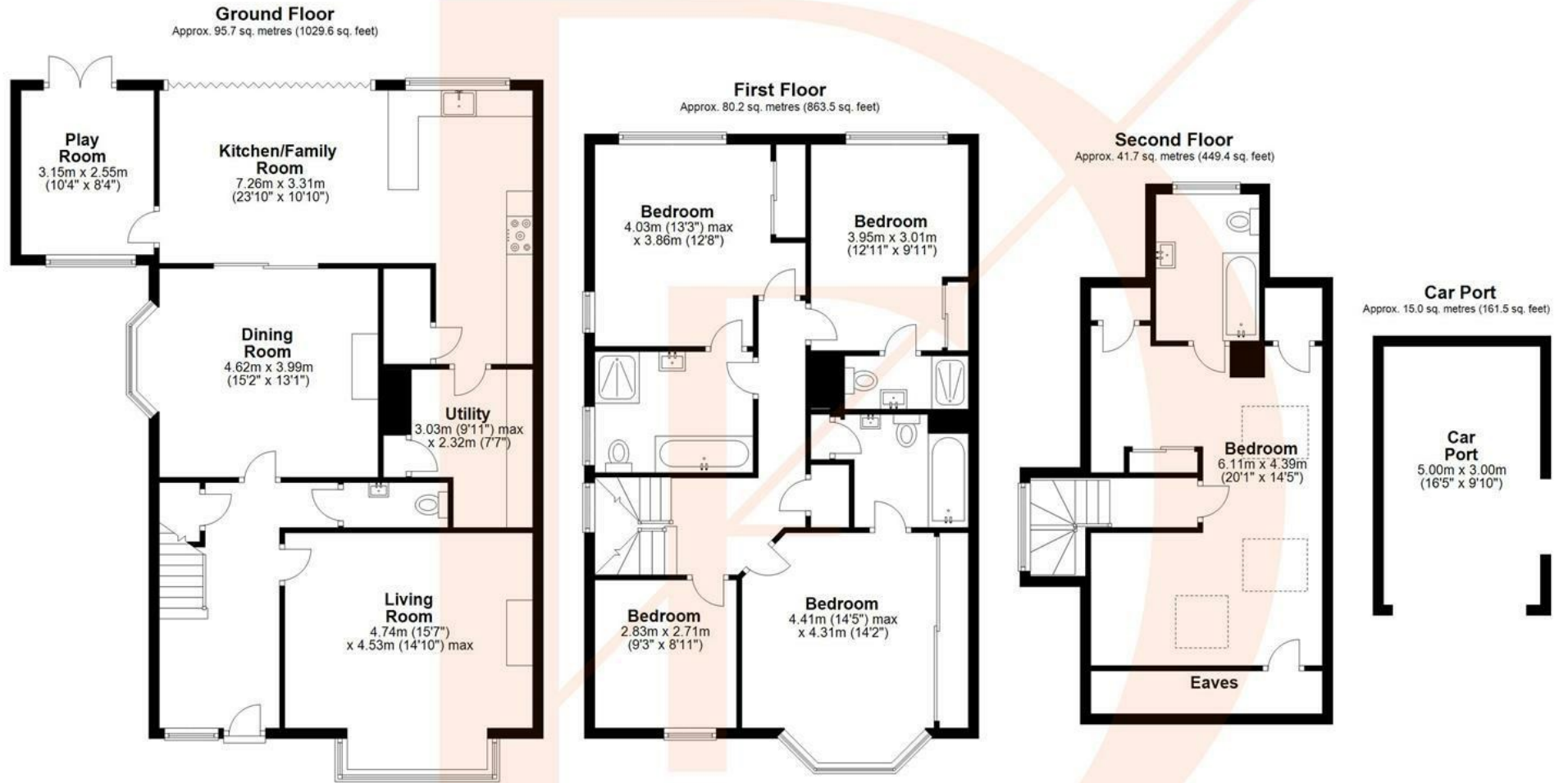




Your Next Chapter



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Total area: approx. 217.6 sq. metres (2342.5 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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WHY NORTH CHINGFORD?

North Chingford is tremendously popular and has so much to offer. Station Road is the hub and has a wealth of independent and high street retailers including many popular cafes, coffee shops and restaurants. A choice of supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Sporting activities and active lifestyle opportunities for all ages include two well regarded golf courses, tennis, cycling, rugby, bowls and a choice of gyms. There are multiple equestrian facilities nearby and even sailing at the King George V Reservoir Sailing Club. In terms of schools there are a choice of both private and well-regarded state schools in the area. Epping Forest is on your doorstep with a sprawling area of woods. Easy access into The City and West End is catered for with Chingford station taking approximately 28 minutes to Liverpool Street. The M25, M11 and A406 are easily accessible.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	