

Daniel
Frank





The Ridgeway, Chingford

A beautifully maintained semi-detached family home, located in the heart of North Chingford. Offering spacious, bright, and versatile accommodation, this property is ideal for families seeking a blend of comfort, style, and convenience. Situated close to local schools, shopping facilities, and excellent transport links, the home is perfectly positioned for easy commuting and access to essential amenities.

On the ground floor, the property features three reception rooms, including a large lounge with a bay window and a decorative cast iron fireplace, creating a warm and inviting atmosphere. A cozy family room at the rear of the property includes a feature Inglenook brick fireplace with a wood burner and French doors that open to the beautifully presented rear garden. Additionally, there is a dining room, ideal for family meals and entertaining, which flows seamlessly into the spacious and modern kitchen. The kitchen is equipped with granite worktops, integrated appliances, and an array of storage options.

A study offers a quiet and dedicated space for work or personal projects, while the ground floor also benefits from a utility room and a convenient guest WC. The large rear garden extends to approximately 100 feet, with an expansive patio area, well-maintained lawn bordered by raised flowerbeds on both sides. Towards the rear, there's an additional patio area, ideal for relaxing, along with a timber-built storage shed. The garden is also equipped with external lighting, a convenient tap point, and a gated sideway for easy access.

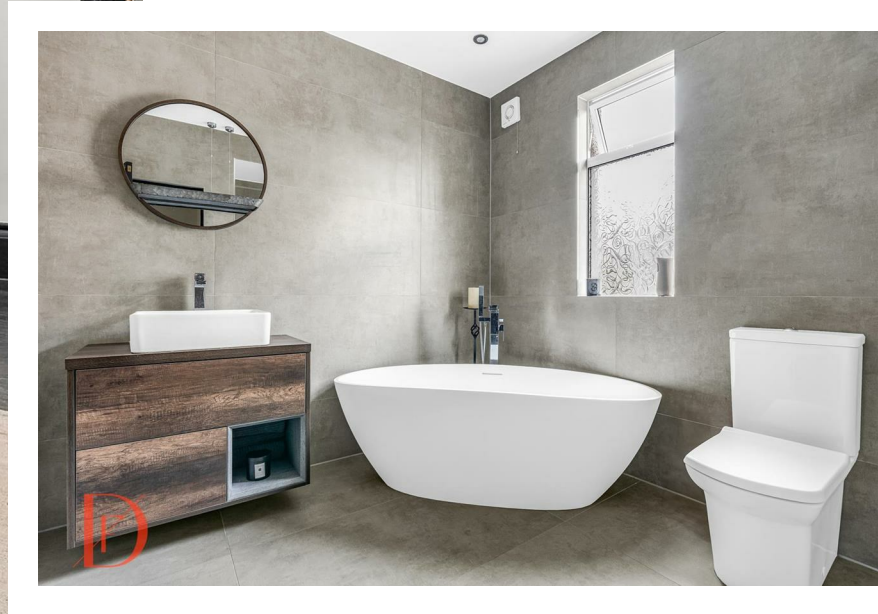
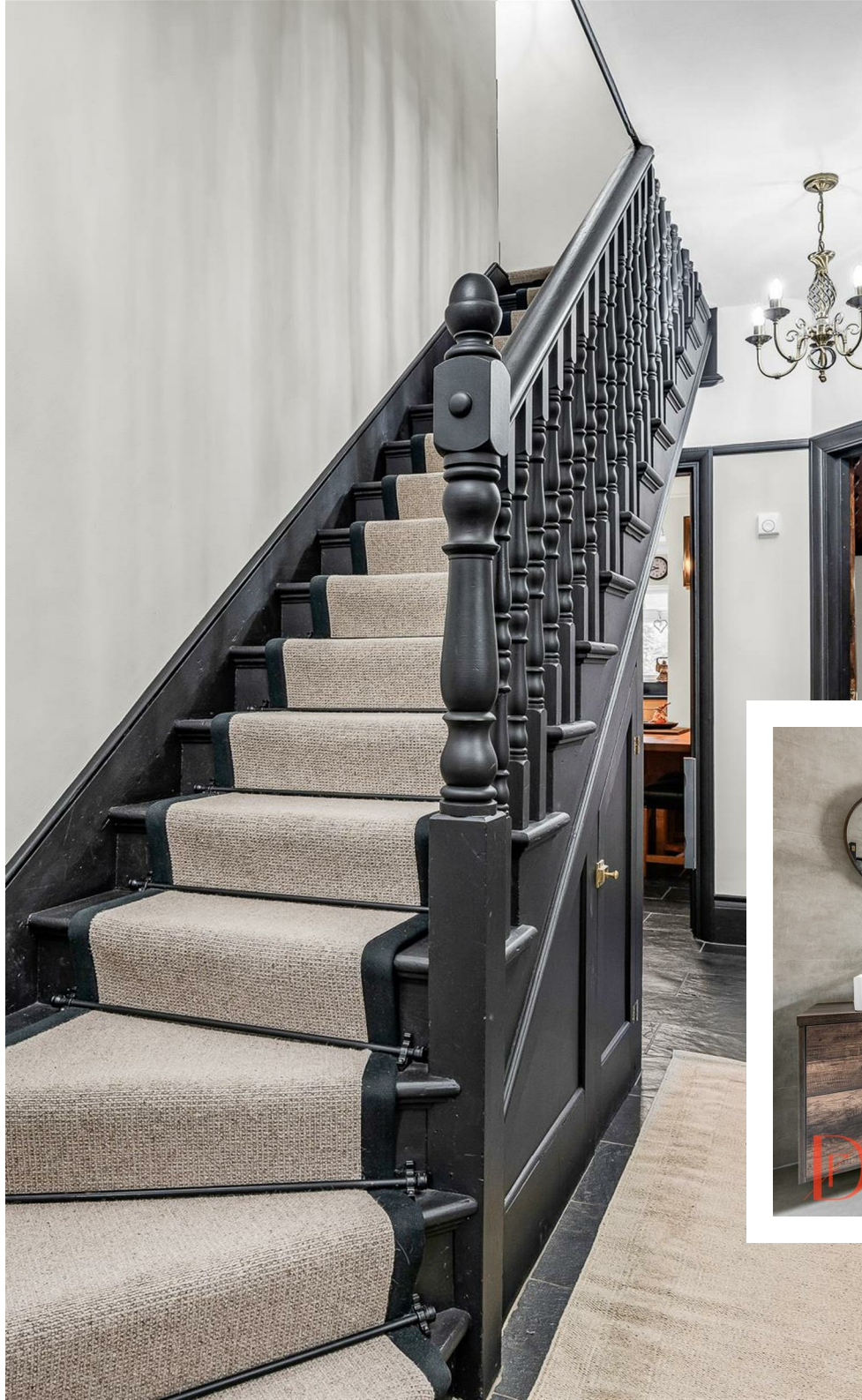
The property boasts four generously sized double bedrooms, providing ample space for family living. The first-floor family bathroom is fully tiled with a freestanding bath, a walk-in shower, and elegant modern fixtures, offering a spa-like experience at home.



Tenure Freehold
Council Waltham Forest



Your Next Chapter

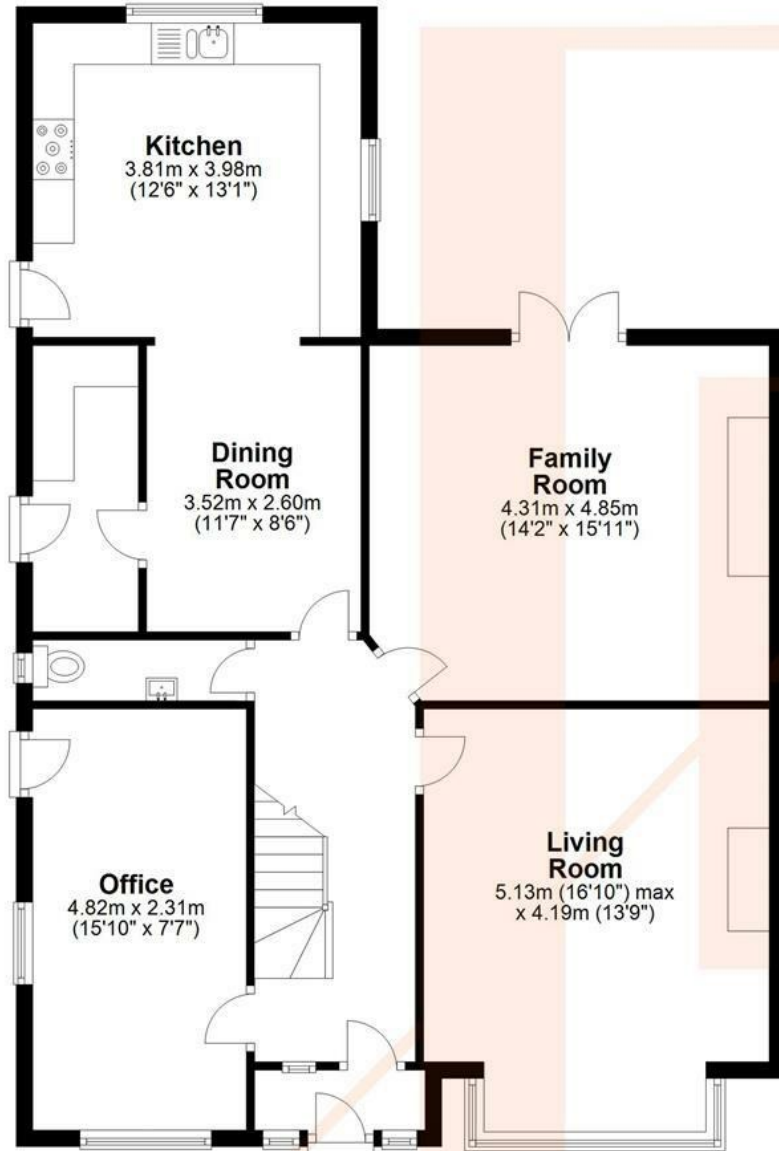


Your Next Chapter



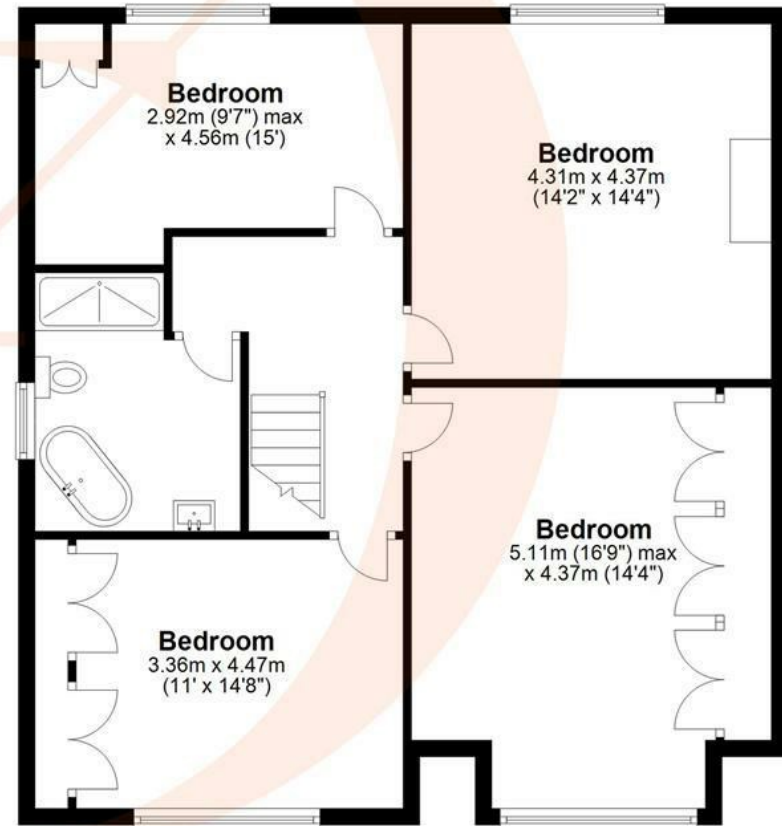
Ground Floor

Approx. 96.4 sq. metres (1038.0 sq. feet)



First Floor

Approx. 84.2 sq. metres (906.0 sq. feet)



Total area: approx. 180.6 sq. metres (1944.0 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 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, mis-statement or use of data shown.

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Gated off-street parking for up to four cars adds further appeal, while the property also offers potential for expansion with a large loft space suitable for conversion, subject to planning permission.

Maintained to a high standard throughout, this home is a perfect combination of period charm and modern living, featuring details such as covered ceilings, Tudor-style beams, and cast iron fireplaces.

Additional features include a newly installed Vaillant ecoTEC Plus 635 boiler (fitted in 2023), along with a comprehensive CCTV and alarm system for enhanced security.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

