



Garfield Road, Chingford, E4

BUTLER & STAG



Victorian, End Of Terrace Family Home in a Central North Chingford/E4 Location. Excellent local schooling. Chingford Station (TFL 5) 1/4 mile



Freehold

- Three Bedroom End Of Terrace
- Excellent Location
- Private Rear Garden
- Great Schools
- Chain Free
- Victorian
- Bright Through Reception Room
- Close to Shops/Restaurants
- Chingford (TFL 5) 1/4 Mile

Set right in the heart of North Chingford, Butler & Stag are delighted to offer this three bedroom, end of terrace, Victorian family home for sale.

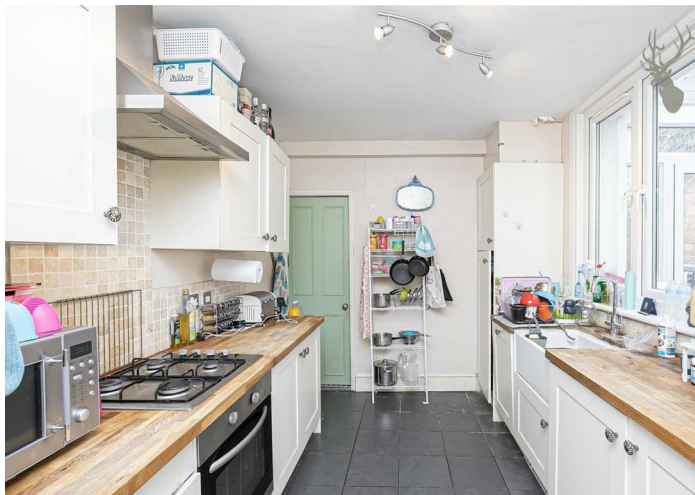
The property is presented in good order and offers the high ceilings and bay windows that people find so desirable in this type of home.

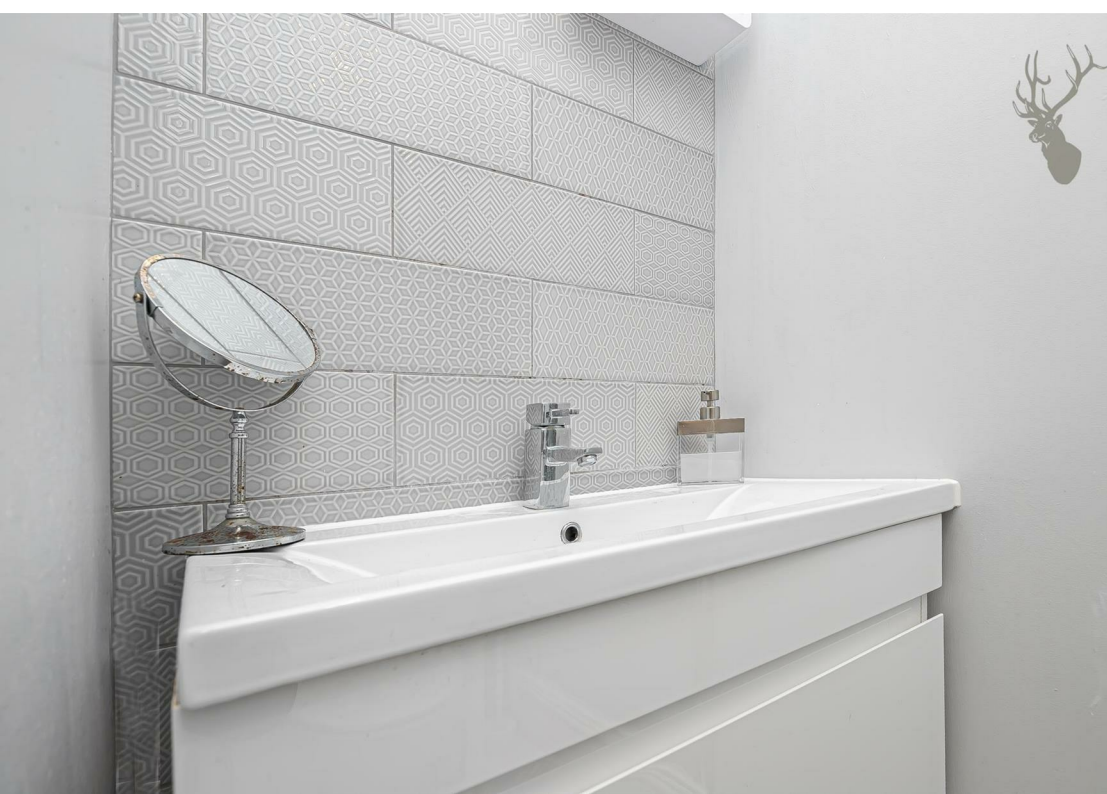
On entering, you are greeted by a bright through reception with cool, exposed brick chimney stack and cast iron feature fireplace that provides great space for families to live and entertain.

The kitchen is fitted with two rows of wall and base units and has integrated facilities, and the ground floor bathroom is white tiled and comprises a fitted three piece bathroom suite.

Upstairs, each of the bedrooms is well proportioned in keeping with the style of property and the master bedroom offers en-suite.

Garfield Road is a quiet turning directly off popular Station Road with its great selection of shops and restaurants and you will find Chingford Station (Liverpool Street twenty seven minutes) within a quarter mile. You will also find the open spaces of Epping Plain and several golf clubs nearby and we are spoiled for choice as far as schools are concerned with many highly regarded state and private schools in the vicinity.

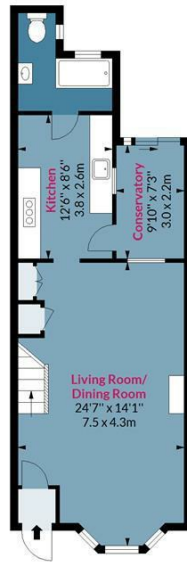




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Approx. Gross Internal Area 1000 Sq Ft - 92.90 Sq M

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Ground Floor

Floor Area 559 Sq Ft - 51.93 Sq M



First Floor

Floor Area 441 Sq Ft - 40.97 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/5/2023

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.