



Springfield Road, Chingford, E4

BUTLER & STAG



**A beautifully presented Victorian home set just moments from the open spaces of Epping Forest. The shops, bars and restaurants of Station Road are a very short stroll away & Chingford Station (TFL 5, Liverpool Street 27 minutes) is within 135 yards.**



## Freehold

- Three Bedrooms Plus Loft
- Great Layout For Entertaining
- Loft Ideal as Office Space/Cinema Etc
- Superb Access to Shops/Bars and Restaurants
- Beautifully Presented
- 60'+ Rear Garden with Westerly Aspect
- Attractive Victorian Terrace
- Chingford Station (TFL 5) 135 Yards.

Welcome to this charming Victorian house located on Springfield Road in London. This delightful property boasts two reception rooms, three bedrooms, and two bathrooms spread across 1,167 sq ft of living space.

As you step inside, you'll be greeted by a beautifully presented interior that perfectly blends Victorian charm with modern amenities. The highlight of this home is the modern kitchen, ideal for whipping up delicious meals and entertaining guests.

One of the standout features of this property is the sunny 64' rear garden, offering a Westerly aspect that ensures plenty of natural light throughout the day. Imagine enjoying a cup of tea or hosting a barbecue in this lovely outdoor space. Additionally, there is a garden office providing a tranquil spot to work from home or pursue hobbies.

Conveniently located just moments away from Chingford Station, Epping Plains, and local shops and bars, this home offers both tranquility and easy access to amenities. Whether you're commuting to work or exploring the local area, this property's location is sure to impress.

Don't miss out on the opportunity to own this three-bedroom plus loft mid-terrace Victorian home that combines classic elegance with contemporary comfort. Contact us today to arrange a viewing and make this house your new home in London.





## Springfield Road

Approx. Gross Internal Area 108.5 Sq M (1167.5 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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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.

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