



Old Church Road, London, E4

BUTLER & STAG



GUIDE PRICE: £525,000 - £550,000 - A substantial (1098 sq ft) three bedroom, two bathroom family home. Very well maintained by current owners. Large, open plan kitchen/dining room. Rear garden in excess of 80'. CHAIN FREE.



Freehold

- Three Double Bedrooms (Master With En-Suite Shower)
- High Ceilings
- Bay Fronted Living Room
- Large Kitchen/Diner To Rear
- Garden In Excess of 80'/Westerly Aspect
- Separate Utility Room
- Close To Parkland
- Excellent Local Schooling

Available to view now, a substantial (1098 sq ft) period family home set in popular E4/Chingford.

The property has been very well maintained by the current owners who raised their family here and it gave them everything they needed and more.

To the front, you have a bay fronted reception room with high ceilings and feature fireplace with views out across the pretty, wall enclosed front garden.

Moving through, you walk into a large, open plan kitchen/dining/reception room, with fantastic entertaining space and a fully fitted kitchen with doors out to the 80'+ rear garden. This space is complemented by a functional utility room and fully fitted family bathroom.

Upstairs, each of the bedrooms is a comfortable double and bedroom one benefits from en-suite facilities.

At the rear, the garden extends in excess of 80' and has a Westerly aspect, ideal for evening sun at the back of the house. With an established lawn and well stocked planted borders.

Old church Road is a broad, tree lined street that runs toward North Chingford, well located for access to some excellent local schooling, parkland and the open space of Epping Forest. Chingford Station (TFL 5, 1.6 miles) gives access to the City and West End in less than 30 minutes.





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Approx. Gross Internal Area 102 Sq M (1098 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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