



Friars Close, Chingford, E4

BUTLER & STAG



**GUIDE PRICE £450,000 -
£465,000**

**Two double bedroom,
freehold house. Sunny
South facing garden with
fantastic garden
room/office. Beautifully
presented throughout.**



Freehold

- Two Double Bedrooms
- Beautifully Modernised
- Fabulous Kitchen & Bathroom
- Bright Living Space
- South Facing Garden + Garden Room
- Freehold

Welcome to this charming two-bedroom, two-bathroom house located in the desirable Friars Close, Chingford. This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. The two double bedrooms provide ample space for a small family or guests, and the two bathrooms offer convenience and privacy.

Built in the 2000s, this modern property spans 654 sq ft, providing a comfortable and contemporary living space. The freehold ownership ensures peace of mind for the lucky new owners.

One of the highlights of this lovely home is the sunny south-facing garden, ideal for enjoying the British sunshine or hosting summer barbecues. Additionally, the garden room offers a versatile space that can be used as a home office, gym, or relaxation area.

Situated in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of city life. The convenience of parking for one vehicle adds to the appeal of this home, making it perfect for those with a car.

Furthermore, the proximity to excellent local schools makes this property an ideal choice for families with children. Don't miss out on the opportunity to own this wonderful home in a sought-after location. Contact us today to arrange a viewing and make this house your own!

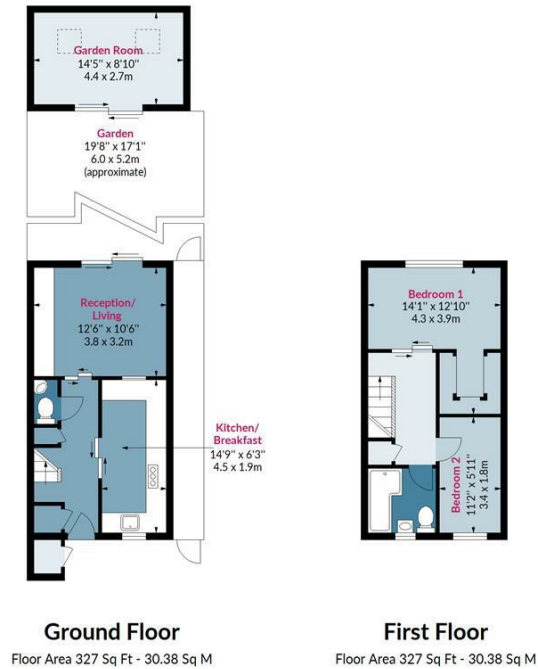




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Approx. Gross Internal Area 654 Sq Ft - 60.76 Sq M
Approx. Gross Garden Room Area 128 Sq Ft - 11.89 Sq M

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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

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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.