



Echo Heights, London, E4

BUTLER & STAG





**GUIDE PRICE £475,000 - £500,000! A unique Townhouse in a quiet cul-de-sac location in a popular North Chingford Turning. Being offered chain-free this spacious property offers space for the growing family, spanning over three floors with an additional garage on the ground floor.**



## Freehold

- Quiet Cul-de-Sac Location
- Over 1,200 sq ft Of Living Accommodation
- Being Offered With No Onward Chain
- Off Street Parking With Garage
- Open Plan Lounge
- Good Condition Throughout

With stunning views of King George Reservoir, we are thrilled to present this spacious three-bedroom mid-terrace townhouse, nestled in a peaceful cul-de-sac in the highly sought-after area of North Chingford. This property, offered with no onward chain, boasts an integral garage with its own driveway, a fitted kitchen/diner, a family bathroom, a ground floor WC, and an approximately 20-foot rear garden. Additionally, residents can enjoy the charming communal gardens and ample storage space.

Conveniently located within walking distance of Chingford mainline station (TFL Zone 5), the property offers easy access to London Liverpool Street in just 25 minutes via Walthamstow. Excellent local bus routes provide direct connections to Stratford City, the Olympic Park, and the Westfield shopping centre.

For families prioritising education, several highly rated schools are nearby, including Chingford Church of England Primary School, Parkside Primary School, and Whitehall Primary School, all rated "Good" by Ofsted. Heathcote School and Science College and Chingford Foundation School also hold a "Good" rating, while Chingford Foundation Sixth Form College is rated "Outstanding" by Ofsted.

This impressive home is just a short walk from quality local eateries, bars, shops, and amenities. Mansfield Park is just a stone's throw away, and the ancient Epping Forest, London's largest open space, is also within walking distance.







# Echo Heights

Approx. Gross Internal Area 112.5 sq. metres 1210.8 sq. feet)



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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☎ 020 8504 9000

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

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://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.