



New Road, London, E4

BUTLER & STAG



GUIDE PRICE £525,000 - £550,000! A well-presented three-bedroom mid-terrace family home set on a popular turning in Chingford which allows easy access to local amenities as well as the potential to extend the property to suit a growing family.



Freehold

- Three Bedroom Mid-Terrace Home
- Off-Street Parking
- Potential To Extend (STPP)
- Good Transport Links
- South Facing Garden
- Short Walk To Chingford Mount
- Short Walk To Lime Academy

This charming three-bedroom terraced home in Chingford Mount is perfect for a growing family, offering both comfort and potential. The property is well-presented throughout, featuring spacious interiors that are ready to move into. The south-facing garden is a sunlit retreat, ideal for outdoor activities and relaxation. Additionally, the home offers significant potential to extend, allowing the new owners to customize the space further as their family grows.

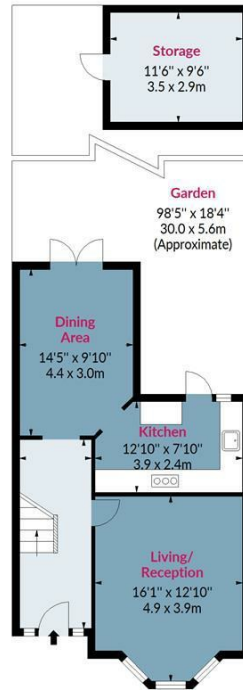
Chingford Mount, located in the northeastern part of London, offers a suburban lifestyle with a mix of residential charm and urban amenities. The area is known for its green spaces, such as Ridgeway Park and Memorial Park, providing a peaceful environment for families. Schools in Chingford Mount are well-regarded, including Chingford Foundation School and several primary schools that serve the community. The area also features a variety of local shops, supermarkets, and cafes, making daily life convenient.





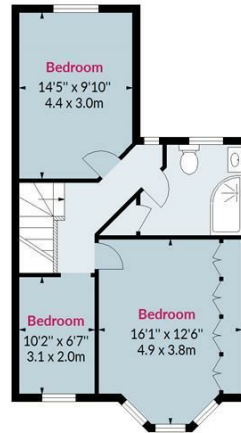
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Approx. Gross Internal Area 1083 Sq Ft - 100.61 Sq M
Approx. Gross Storage Area 109 Sq Ft - 10.13 Sq M



Ground Floor

Floor Area 535 Sq Ft - 49.70 Sq M



First Floor

Floor Area 548 Sq Ft - 50.91 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

Date: 21/8/2024

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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☎ 020 8504 9000

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

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk