



Westward Road, London, E4

BUTLER & STAG





**Being sold with no onward chain, this three-bedroom end-of-terrace home is ideal for the growing family. With three well-proportioned bedrooms, two reception rooms and a large south-facing garden this house is a must-view.**



## Freehold

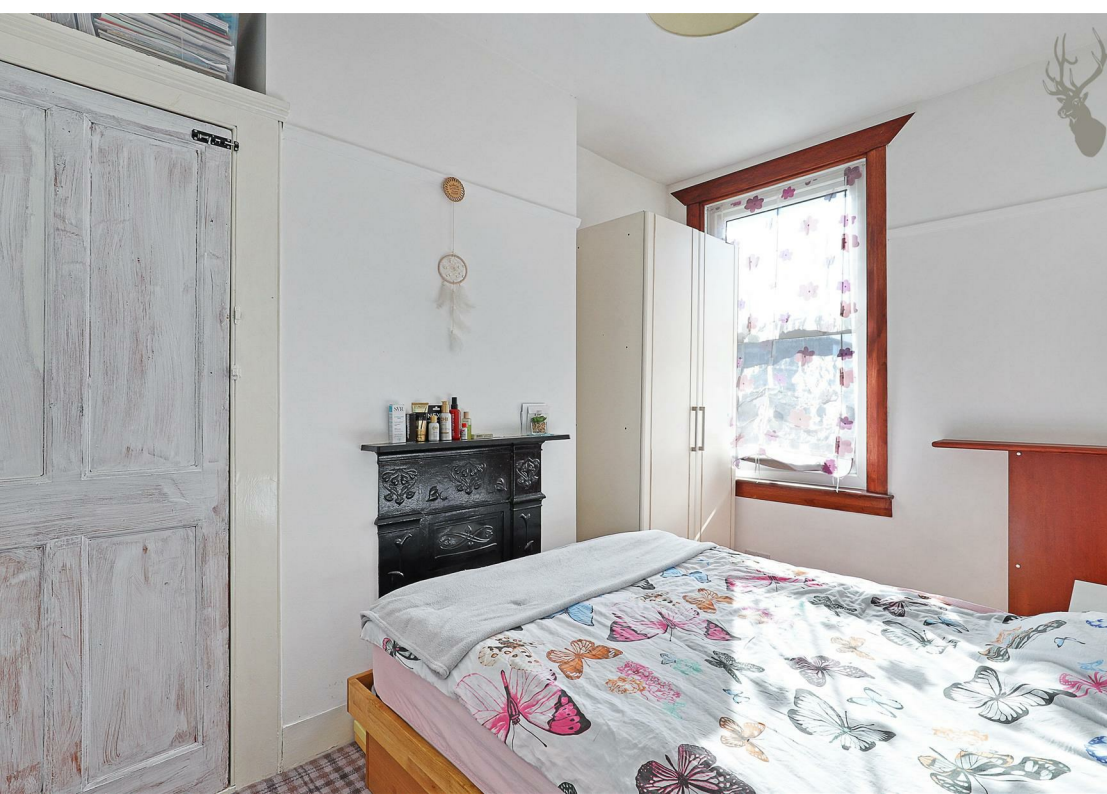
- GUIDE PRICE £500,000 - £525,000
- South Facing Garden
- First Floor Bathroom
- Good Transport Links With Buses and Easy Access To A406 And M11
- Being Sold With No Onward Chain
- Two Reception Rooms
- Walking Distance To Chingford Mount
- Potential To Extend (STPP)

A well-presented three-bedroom end-of-terrace home. Accommodation is well-presented throughout and comprises two reception rooms, a kitchen and south-south-facing walled garden. On the first floor, there are three bedrooms and a fully tiled family bathroom. The property is being sold with no onward chain and there is potential to extend (STPP)

Living in Chingford Mount offers a vibrant suburban lifestyle with a strong sense of community. The area is known for its lively high street, which features a mix of independent shops, supermarkets, cafes, and restaurants, providing residents with plenty of amenities right at their doorstep. Public transport links, including buses and the nearby Chingford Station, make commuting to central London convenient. The proximity to green spaces like Epping Forest gives residents access to outdoor leisure and nature, creating a balanced living environment that blends urban conveniences with peaceful surroundings.









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Approx. Gross Internal Area 877 Sq Ft - 81.47 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: 16/9/2024

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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