



Valley Side, Chingford, E4

BUTLER & STAG





**Being sold with no onward chain, Valley Side offers over 900 sq ft of internal living accommodation, with a south-facing garden backing onto Mansfield Park, with three generously sized bedrooms and scope to extend.**



## Freehold

- Being Sold With No Onward Chain
- Backing On To Mansfield Park
- Three Good Size Bedrooms
- Potential To Extend (STPP)
- Ground Floor W/C
- South Facing Rear Garden

Nestled in a quiet and desirable location, Valley Side offers a perfect blend of comfort and practicality across approximately 901.8 sq ft of internal living space. This home is ideal for families, couples, or first-time buyers seeking a spacious and modern living environment.

On entry, you're welcomed by a bright hallway that leads to a generous living room—perfect for relaxing or entertaining guests. The kitchen offers ample storage and workspace, along with convenient access to the rear garden. A ground-floor WC adds to the home's functional layout.

Upstairs, the first floor comprises three well-proportioned bedrooms, with the primary and second bedrooms offering ample space for double beds and storage. A family bathroom suite completes the upper level, serving all bedrooms comfortably.

Boasting a thoughtful layout and plenty of natural light, Valley Side is a warm and inviting residence with practical living at its core. Conveniently located near local amenities, schools, and transport links, this property offers both comfort and convenience in a sought-after setting.

This leafy part of East London is known for its village-like charm, friendly community, and easy access to beautiful green spaces like Epping Forest—ideal for weekend walks, cycling, and outdoor adventures. The area boasts a great mix of independent cafes, pubs, and local shops, giving it a warm, neighborhood feel. Families are drawn to the excellent schools nearby, while commuters appreciate the quick links into Central London via Chingford Station. Whether you're after a peaceful retreat from city life or a well-connected spot to call home, Valley Side in Chingford ticks all the right boxes.









## Valley Side

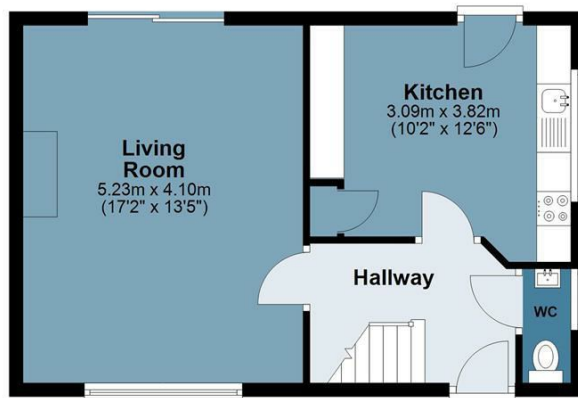
Approx. Gross Internal Area 83.8 Sq M ( 901.8 Sq Ft )

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### Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.4 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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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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