



Mayfield Road, London, E4

BUTLER & STAG



**Tucked away in a quiet corner of North Chingford sits a well-presented 1920s home being offered with no onward chain. To the rear of the property, you'll find one a kind of 0.25-acre garden (STMS) that offers endless possibilities.**



## Freehold

- No Onward Chain
- 0.25 Acre Plot (STMS)
- Walking Distance To Chingford Overground
- North Chingford
- Huge Potential To Extend (STPP)
- Garage & Outbuilding

This charming three-bedroom family home on Mayfield Road offers spacious and versatile living throughout, with a standout feature being its impressive private rear garden stretching approximately a quarter of an acre - ideal for outdoor entertaining, gardening, or relaxing in nature. The ground floor includes a welcoming living room, a bright and airy dining area with direct access to the garden, and a separate kitchen with an adjoining utility space and external store.

A generously sized garage provides ample storage or potential for future conversion. Upstairs, the home features two large double bedrooms, a third single bedroom, and a modern family bathroom. Perfectly suited for growing families or those who enjoy outdoor living, this property blends comfort, functionality, and significant outdoor space in a desirable residential setting.

Life in North Chingford offers a unique blend of suburban quietness and urban convenience. Nestled on the edge of Epping Forest in East London, the area is known for its leafy streets, Victorian architecture, and strong sense of community.

Residents enjoy easy access to green spaces ideal for walking, cycling, and outdoor activities, while still being well-connected to central London via Chingford Station.

The high street features a variety of independent shops, cafés, and pubs, contributing to the area's village-like charm. With good schools and a relatively low crime rate, North Chingford is especially popular among families and professionals seeking a peaceful yet accessible place to live.

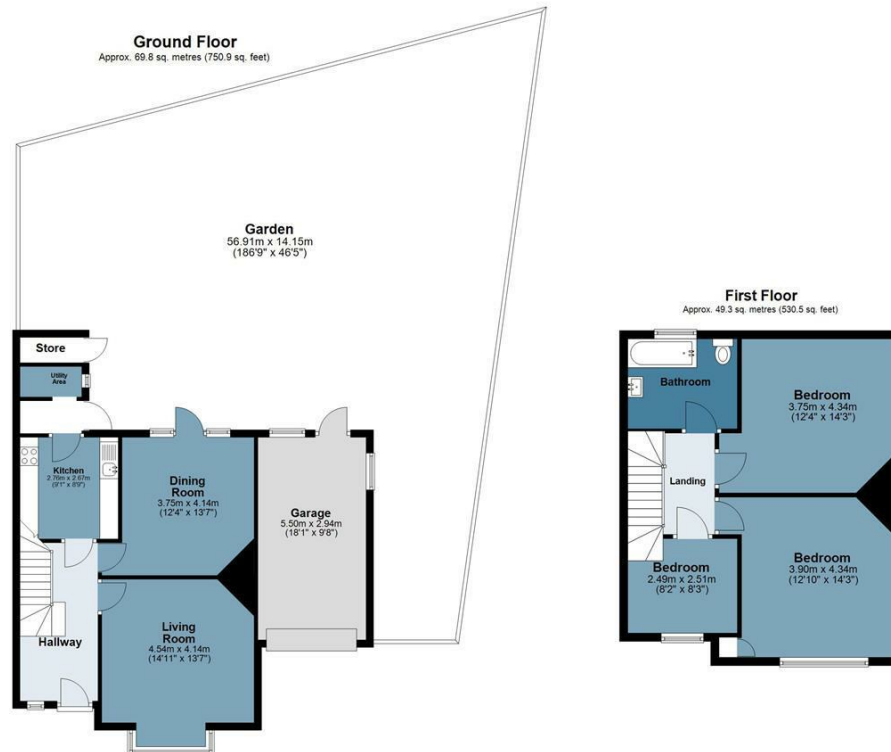




## Mayfield Road

Approx. Gross Internal Area 119.1 Sq M ( 1281.5 Sq Ft )

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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.