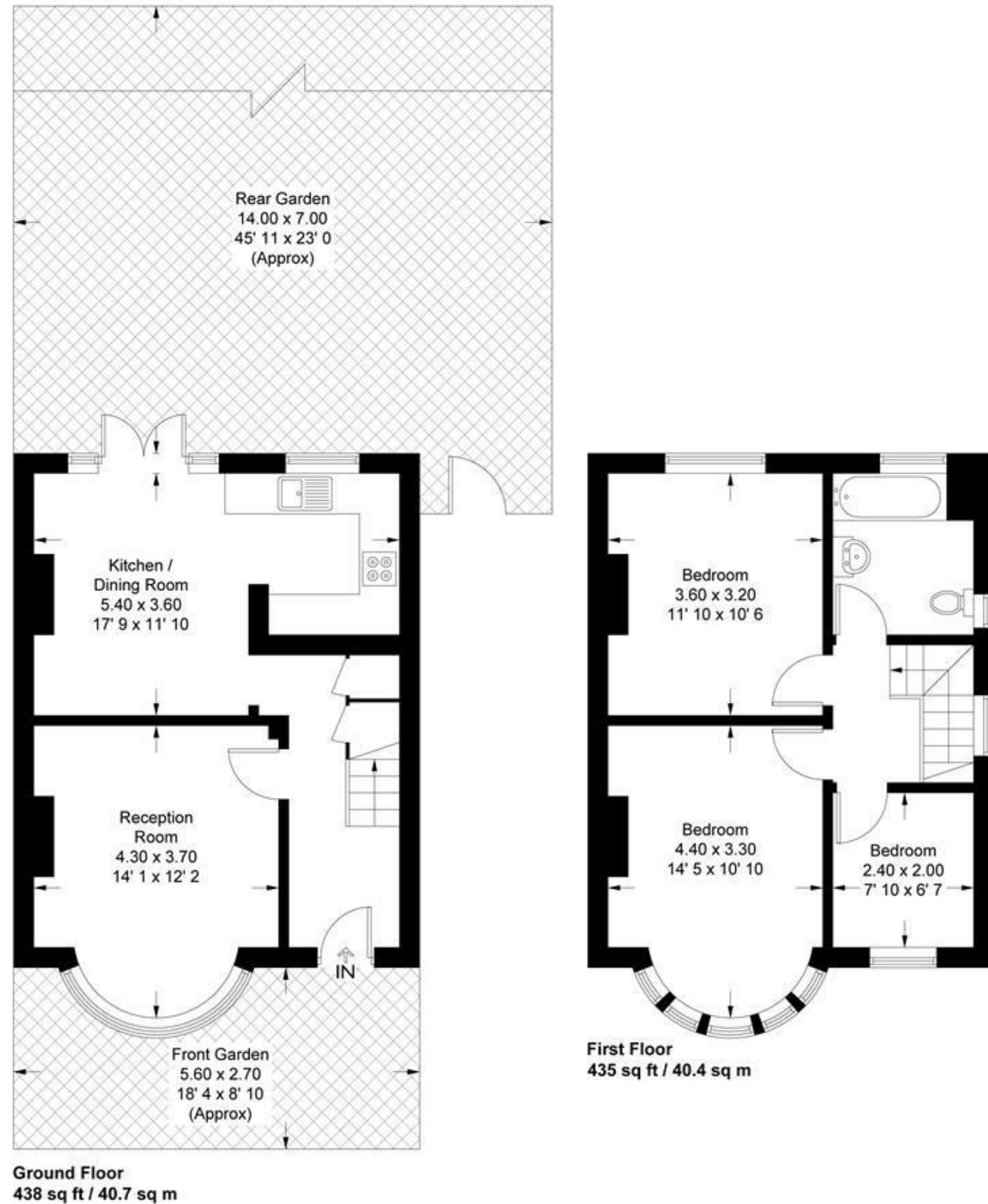


## Queens Grove

Approximate Gross Internal Area = 873 sq ft / 81.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



### Queens Grove Road, Chingford

Asking Price £625,000 Freehold

- Chain free
- Semi detached
- Recently decorated
- 0.2 Miles to Chingford Overground Station
- Three Bedrooms
- Potential to extend (STPP)
- North Chingford



# Queens Grove Road, Chingford

A well presented, comfortable family home with scope to further improve and extend. Petty Son & Prestwich are delighted to offer for sale this three bedroom semi detached property which has no onward chain.



Council Tax Band: E



Positioned on Queens Grove Road in North Chingford, this 1930's home offers plenty of space, starting with the pretty double bayed frontage, mature front garden with surrounding flower beds. Stepping inside, the home's clean white walls and modern interior provide the perfect space to move straight in and immediately enjoy the space on offer. To the front there is a bright and airy lounge leading to a contemporary kitchen diner, ideal for entertaining friends and family. Upstairs there are two generous double bedrooms, with the principal having plenty of space to create fitted wardrobes and enough space to do the same in the secondary bedroom, with a smaller bedroom presenting the perfect opportunity for an office, nursery or dressing room. There is a contemporary first floor bathroom and, as with the ground floor, the first floor is well presented and decorated in a neutral colour pallet. The loft space is ideal for additional storage but could be further developed to provide more family accommodation (STPC). To the rear the garden is laid to lawn with a patio to the front. Ideally situation just off Station Road you are moments away from Chingford Overground Station (0.2 miles) making the daily commute swift. Station Road itself has a vibrant mix of coffee shops, bars, restaurants as well as all your day to day needs with the Tesco Express, Co – Op and other retailers.

EPC Rating: E51

Council Tax Band: E

## Reception Room

14'1" x 12'1"

## Kitchen/Dining Room

17'8" x 11'9"

## Bedroom

14'5" x 10'9"

## Bedroom

11'9" x 10'5"

## Bedroom

7'10" x 6'6"