



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive | 2002/91/EC |



william rose

Hall Lane, E4

Approximate Gross Internal Floor Area: 107.49 sq m / 1157 sq ft
Eaves Storage: 10.08 sq m / 109 sq ft



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: 25/8/2023

222 Hall Lane, Chingford, London, E4 8EY

Offers In Excess Of £475,000

- Three bedrooms
- Chain free
- Popular location
- Large reception room
- Semi-detached
- Chalet Bungalow
- Excellent condition
- En-suite to master
- Off street parking
- Approximately 1157 square feet

222 Hall Lane, London E4 8EY

Set back on Hall Lane is where you'll find this immaculately presented three-bedroom semi detached chalet bungalow. Offers ample off-street parking, garden and benefits from being chain free.



Council Tax Band: D



Excellent opportunity to acquire a chalet bungalow in immaculate condition. To the front of the property is a large, cobbled driveway to accommodate multiple cars.

The property itself is a semi-detached 1930's style bungalow with almost 1160 square feet of space. Heading through your front door you are greeted with a large entrance hallway with two bedrooms off the front, one incorporating a bay window. To the back of the property is the large reception room, one of two bathrooms and the kitchen dinner, both reception and kitchen offer access to the rear garden. Heading upstairs you'll find a large master bedroom complete with ensuite shower room and plenty of eves storage.

Locally you have Chingford Mount High Street on your doorstep or Station Road and Epping Forest just a walk/bus ride away and you are never far from green space with the Chase Lane Park located literally over the road. There are many bus routes, and you can be in Liverpool Street in 25 minutes from either Chingford or Highams Park Station. Families looking for excellent schools will not be disappointed with plenty to choose from all the way from nursery to sixth-form.

E.P.C Rating: C
Council Tax Band: D
Local Authority: Waltham Forest
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.