



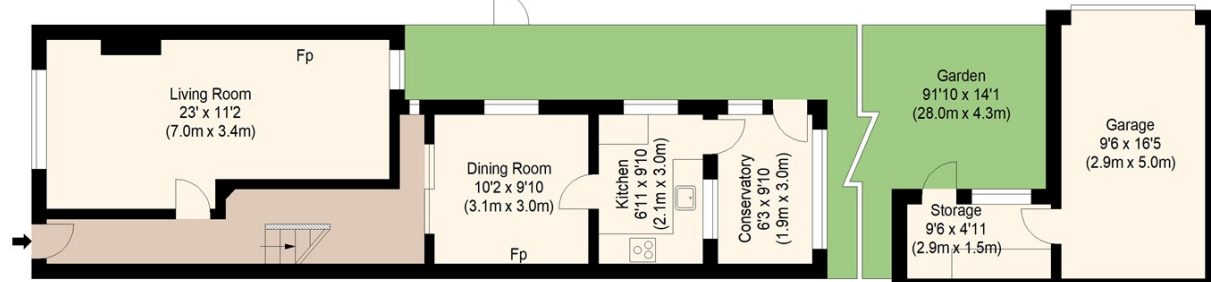
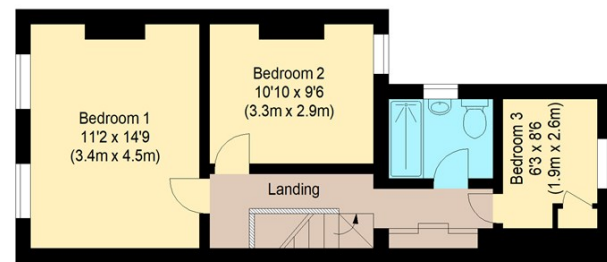
## Directions

## 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  
Sinclair Road, E4

Approximate Gross Internal Floor Area : 100.14 sq m / 1078 sq ft  
Garage/ Storage : 19.44 sq m / 209 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: 18/9/2023



35 Sinclair Road, Chingford, London, E4 8PH

Guide Price £475,000

- Three bedroom house
- Garage
- Large garden
- Potential for further development (stpp)
- Excellent road a bus links
- End of terrace
- Conservatory
- Popular location
- Close to shops and amenities
- Large living room

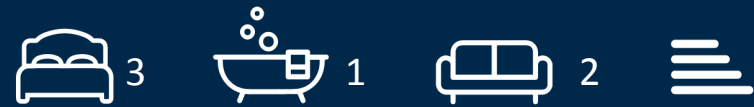
## 35 Sinclair Road, London E4 8PH

Charming three bedroom end of terrace family home in Chingford. Comes complete with garage, large garden, two reception rooms and potential for further development subject to planning permission

Set on a quiet turning just moments from Chingford mount is where you'll find this charming three-bedroom, end of terrace family home complete with large garden, garage, conservatory and two reception rooms.

Heading through the front door your greeted with entrance hallway, there's large reception room with bay window off to the left. Heading down the hallway you'll come to the second reception/ dining room following on to the kitchen and conservatory that offers access to the circa 90-foot garden. There's a lot of potential on the ground floor to create a large open plan kitchen dinner subject to planning permission. Heading upstairs you'll find three-bedrooms and a well-appointed bathroom. There's also potential to extend up into the loft subject to planning permission. Back out to the garden and you'll find a garage, further storage room and green house.

Sinclair Road is a very short walk to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and excellent road links with the A406 a matter of minutes away. There are plenty of parks within walking distance and along with the vast expanse of Epping Forest close by. Local schools include Chase Lane Primary, Chingford Mount Baptist, Parkside Primary and Larkwood Primary Academy.



Council Tax Band: D

