



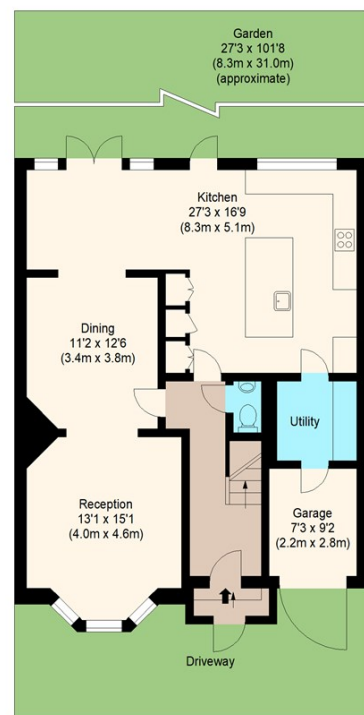
Directions

Viewings

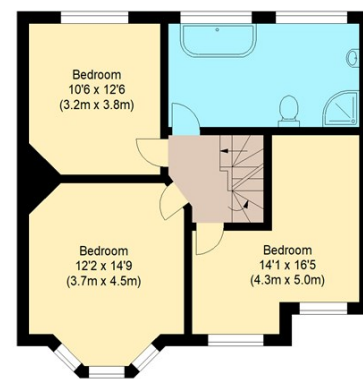
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

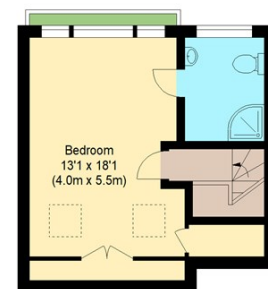
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

william rose
Endlebury Road, E4 6QB

Approximate Gross Internal Floor Area : 186.80 sq m / 2011 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: 12/1/2024



47 Endlebury Road, North Chingford, London, E4 6QB

Guide Price £825,000

- Four bedroom house
- Large drive way
- Two bathrooms
- Loft conversion
- Popular location
- Semi detached
- Chain free
- Downstairs W/C
- Rear extension
- Garage

47 Endlebury Road, London E4 6QB

A beautifully presented 1930's style, semi-detached family home located in North Chingford with over 2000 square feet of space, large south facing garden extending to over 100 feet, rear extension and loft conversion, garage and large driveway for multiple cars. Offered chain free.



Council Tax Band: E



This immaculately and well-presented four-bedroom semi-detached house has been loved and improved by its current owner.

Upon entering you are greeted with a large hallway with a downstairs WC, a large lounge that takes you through to the dining room. The spacious 27ft kitchen has a great amount of storage and space to entertain guests. Heading up the stairs on the first floor you have three double bedrooms and an impressive four-piece bathroom. On the top floor the loft has been converted into a large master bedroom with en-suite and a Juliette balcony. Heading outside you'll find a large and very well maintained south facing garden with excellent oak framed gazebo and wooden green house.

Endlebury Road is a popular road in North Chingford and is only a few minutes' drive to Station Road where you have everything you need such as restaurants, coffee shops, local bus routes and Chingford Overground Station that takes you into Liverpool Street in under 25 minutes. You are also just moments away from green space, perfect for getting fresh air on the weekends. Schooling won't be a problem with many options from nursery all the way to sixth form.

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.