



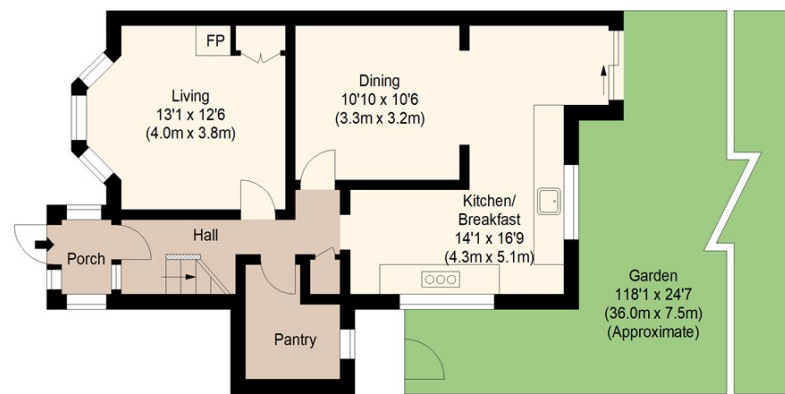
Directions

Viewings

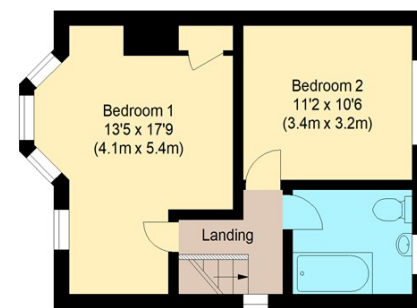
Viewings by arrangement only. Call 02085042440 to make an appointment.

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

william rose
Westward Road, E4

Approximate Gross Internal Floor Area : 94.29 sq m / 1015 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: 21/2/2024



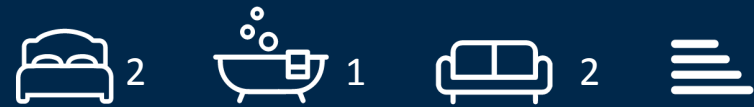
84 Westward Road, Chingford, London, E4 8LY

Guide Price £480,000

- Guide price £480,000 - £500,000
- Semi-detached 1930's style
- Potential for further development
- Rear extension
- In need of modernisation
- Garden extends to over 115 feet
- Fully double glazed
- Two reception rooms
- Popular location
- Close to shops

84 Westward Road, London E4 8LY

Excellent opportunity to add you own stamp on a semi-detached family home in Chingford. Originally a three bed; the front bedrooms have been knocked through to create a large master bedroom. The property benefits from a rear extension, large mature garden and potential for further development.



Council Tax Band: D



Guide Price: £480,000 - £500,000

Sold chain free is this lovely two bedroom house on Westward Road a popular residential street. Originally the property was a three bedroom home but the owners felt they would benefit more from a large master bedroom, so merged two bedrooms into one. There is also potential to extend into the loft (STPP) which will give you another bedroom. Upstairs you have a large family bathroom. Downstairs you have a large pantry, separate reception room and a kitchen and dining room. There is space to add a downstairs WC and further potential to extend the ground floor STPP. Heading outside you are greeted with a garden over 115ft perfect for entertaining in summer or letting the kids run around outside in the fresh air.

You can walk to the high street where you will find all your essentials, cafes, shops and restaurants. The property is in a great location as it is surrounded by great schools from nursery up to sixth form/college, making it a great long term option for you and your family. By car you can easily access the A406 and M11 in a matter of minutes, making it easy for you to commute. Highams Park Station is under a 10 minute cycle and you can leave your bike at the station and be in Liverpool Street in under 25 minutes.

E.P.C Rating: D

Council Tax: Band: D

London Borough of 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.