

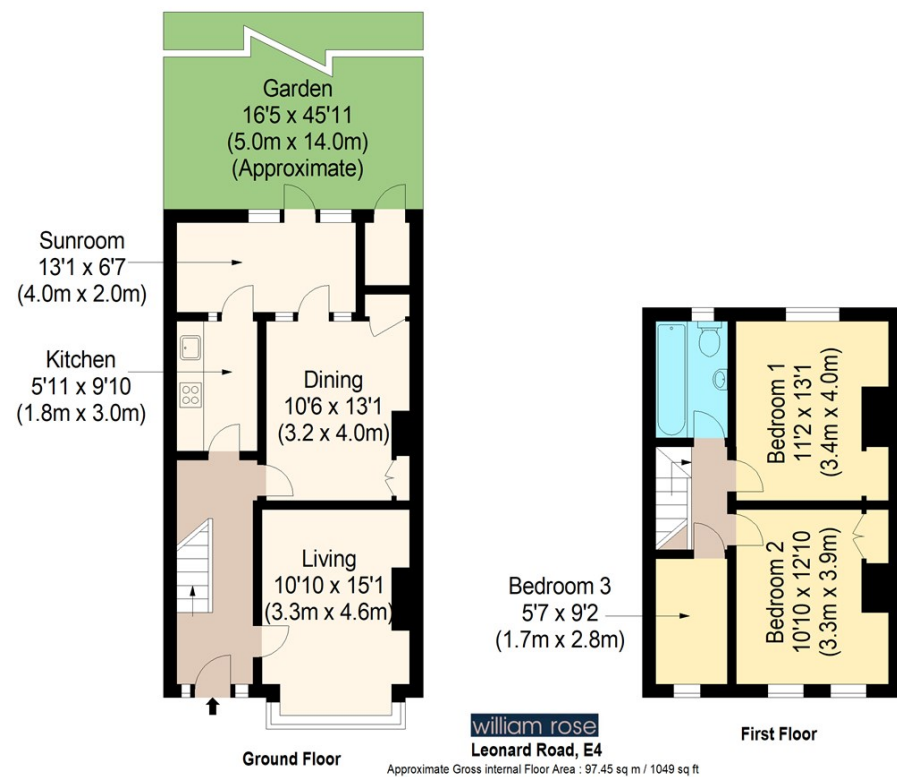
## Directions

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



28 Leonard Road, Chingford, London, E4 8NE

Guide Price £450,000

- Three-bedroom house
- Popular location
- Garden
- Close to shops
- Chain free
- Mid-terrace
- Two reception rooms
- On street parking
- 45ft garden
- Potential to extend



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: 29/2/2024



## 28 Leonard Road, London E4 8NE

A fantastic opportunity to renovate and modernise this three bedroom mid-terrace house set on a popular residential road and close to all the amenities of Chingford Mount. Offered for sale chain free.

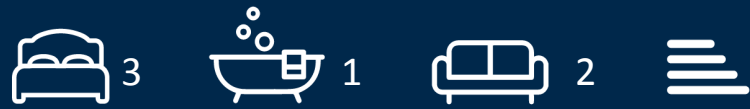
Set on a quiet residential road is where you'll find this three-bedroom mid terrace house. The property needs renovation and is perfect for someone looking to put there on stamp on a new home.

From the kerb your greeted with brick frontage and square bay window, heading inside you'll find two reception rooms, galley kitchen and lean to conservatory on the ground floor with door leading to the 45ft rear garden. Upstairs there's three bedrooms and family bathroom. The new owner has the option to extend both out to the rear and into the loft subject to planning permission.

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. Highams Park Station is under a 10-minute cycle or bus ride 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.



Council Tax Band: D

