



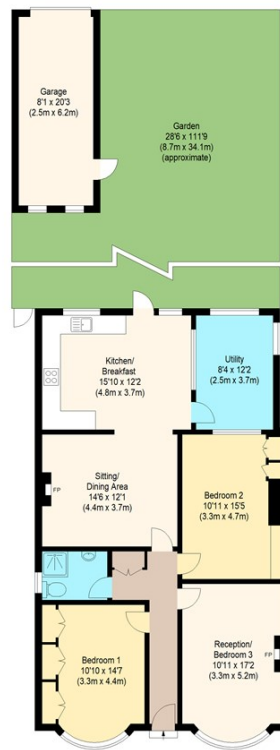
Directions

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

Hampton Road, E4

Approximate Gross Internal Floor Area: 102.1 sq m / 1099.2 sq ft
Garage: 15.3 sq m / 164.7 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: 26/2/2024



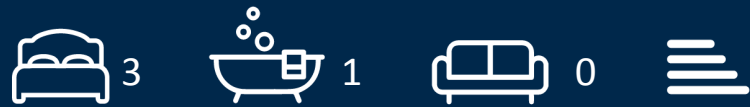
|., 114 Hampton Road, Chingford, London, E4 8NR

Offers Over £600,000

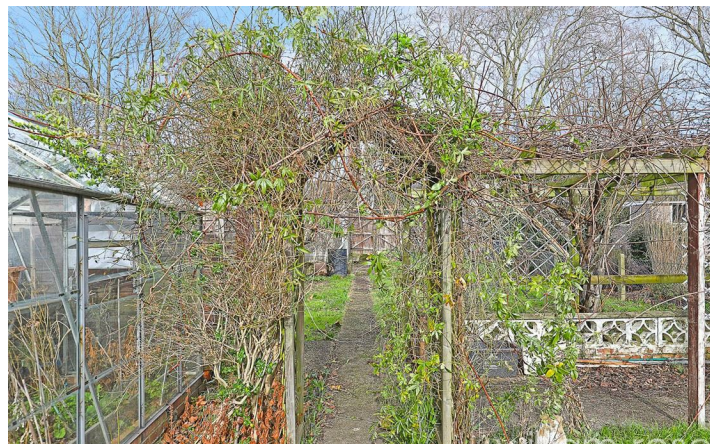
- Bungalow
- Off-Street Parking
- Large Garden
- Side Access
- Garage
- Three Bedrooms
- Development Potential (STPP)
- Double Glazed
- Double Fronted
- Chain Free

114 Hampton Road, London E4 8NR

A large chain free bungalow with three bedrooms, garden extending to over 110 feet, garage, off street parking and development potential (stpp) in a popular location.



Council Tax Band: D



A large semi-detached three-bedroom bungalow that extends to over 1000 square feet with significant development potential subject to planning permission. The property is double fronted with driveway and side access to the large garden that extends to over 110 feet and offers the potential to build a separate dwelling (STPP) Heading inside you'll find three bedrooms. Two of the bedrooms have fitted wardrobes and the third is currently used a reception room. There's a large kitchen/diner with adjacent utility area. The jewel in the crown really is the large mature garden that currently has a garage at the rear of the plot.

You're close to Chingford Mount shopping centre with everything you need day to day from supermarkets to coffee shops and restaurants. There's also plenty of bus routes and excellent road links to venture further afield. For access to green space both Chase Lane Park and Memorial Park are close by. If you need to use train Highams Park station is about a mile and a half away and from here, you can be in Liverpool Street in around 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.