



Directions

Viewings

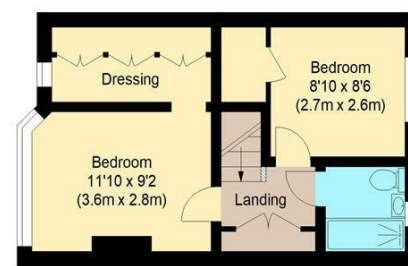
Viewings by arrangement only. Call 02085042440 to make an appointment.

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

Lower Hall Lane, E4

Approximate Gross Internal Floor Area: 78.31 sq m / 843 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.

ipaplus.com

Date: 24/5/2024



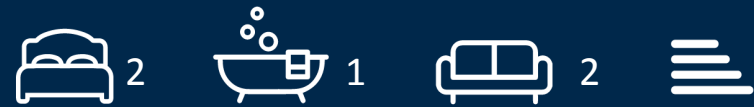
18 Lower Hall Lane, Chingford, London, E4 8JQ

Price Guide £475,000

- 2 bedroom house
- Excellent condition
- Attractive garden
- Dressing room
- Views to the rear
- Close to River Lee and Reservoir
- Guide Price £475,000 - £500,000
- Driveway
- Porch
- Close to good schools

18 Lower Hall Lane, London E4 8JQ

Charming 2-bedroom house in excellent condition, featuring a stunning kitchen diner with skylight, a cozy lounge, a versatile master bedroom with a dressing room. The property includes a driveway, a beautiful garden and is ideally located near Chingford Mount Road, River Lee, and Chase Lane Park, with easy access to Liverpool Street and excellent local schools.



Council Tax Band: D



Guide Price - £475,000 to £500,000

Welcome to this beautifully maintained 2-bedroom house, extended on the ground floor to feature a stunning kitchen diner. This heart of the home is adorned with a skylight and double doors that open to an attractive garden, flooding the space with natural light. The ground floor also includes a welcoming porch and a cozy lounge.

Upstairs, you'll find a master bedroom complete with a versatile dressing room, a second bedroom, and a well-appointed bathroom. The master dressing room offers customizable space to suit any buyer's needs.

The front of the property boasts a block-paved driveway with ample parking for two vehicles. The rear garden is a true showstopper, featuring a lush lawn with well-maintained flower and shrub borders, and a patio area perfect for sunny days and BBQs. The garden also offers excellent views to the rear aspect, adding to the serene atmosphere.

Situated on the quiet residential road off Hall Lane. Lower Hall, this property is ideally located. Chingford Mount Road is just around the corner, providing convenient access to local amenities. Nature lovers will appreciate the proximity to the River Lee and the reservoir, both within walking. Chase Lane Park is literally over the road, offering more green space to enjoy. Commuters will find the property well-connected, with numerous bus routes and the ability to reach Liverpool Street in just 25 minutes from either Chingford or Highams Park Station. Families seeking excellent schools will be pleased with the wide selection available, from nursery to sixth-form.

Don't miss the opportunity to make this delightful house your new home.

E.P.C Rating: D

Council Tax: Band: D (Waltham Forest Borough)
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.