

## Directions

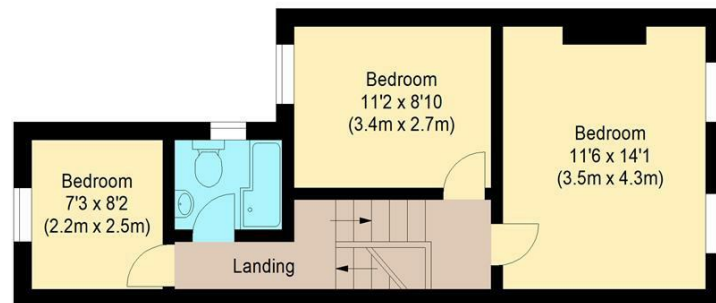
## Viewings

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

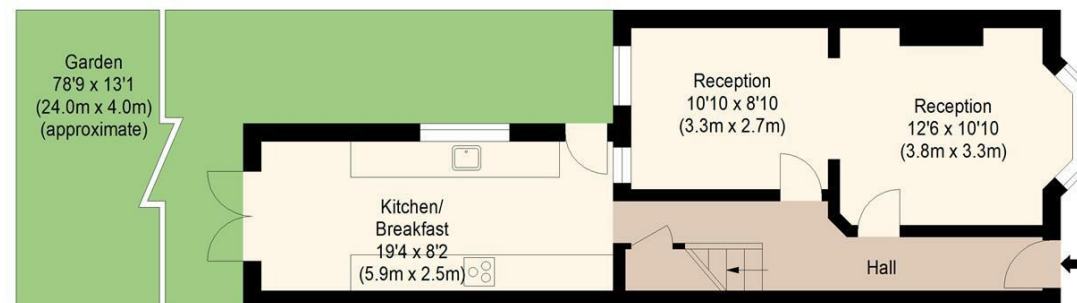
## EPC Rating

E

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		
England & Wales		
EU Directive 2002/91/EC		



First Floor



Ground Floor

william rose  
Chingford Mount Road, E4

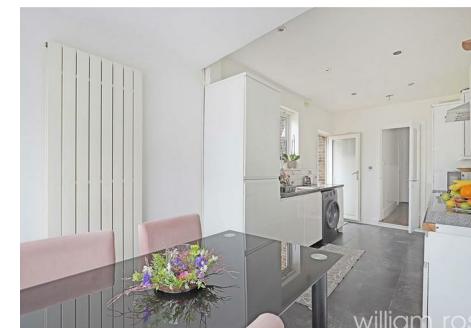
Approximate Gross Internal Floor Area: 88.02 sq m / 947 sq ft



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: 2/9/2024



117 Chingford Mount Road, Chingford, London, E4 8LT

Offers In Excess Of £485,000

- Three bedrooms
- Through lounge
- Driveway
- Good condition
- Close to shops
- Mid-terrace
- Generous garden
- Victorian
- Chain free
- Upstairs bathroom



# 117 Chingford Mount Road, London E4 8LT

A charming period house located on Chingford Mount Road in the heart of Chingford, London. This delightful mid-terrace property boasts a spacious 990 sq ft of living space, large garden, off street parking and is offered for sale chain free.

Nestled in the heart of Chingford Mount Road, this charming three-bedroom mid-terrace family home offers the perfect blend of comfort and convenience. Meticulously maintained and presented in excellent condition, the property welcomes you with a warm, inviting atmosphere.

Step inside to discover a spacious living area, ideal for both relaxation and entertaining. The well-appointed kitchen is ready to inspire your culinary creativity, while the three generously sized bedrooms provide ample space for the whole family.

One of the standout features of this home is the expansive garden, a true oasis for outdoor enjoyment. Whether it's hosting summer barbecues, gardening, or simply unwinding with a book, this space offers endless possibilities.

Additionally, the property boasts a private driveway, ensuring ease of parking – a real bonus in this sought-after location.

Situated within easy reach of local amenities, schools, and transport links, this delightful home is ready to welcome its next owners. Don't miss the opportunity to make it your own!

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Council Tax Band: D

