

## 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



## 159 Normanshire Drive, Chingford, E4 9HB

Offers In Excess Of £575,000

- Three-bedroom mid-terrace family home
- Driveway
- Bright and spacious throughout
- Generous rear garden
- Close to local amenities, schools, and excellent transport links
- Quiet and sought-after residential road
- Garage at the rear
- Well-appointed kitchen
- Potential for rear extension and loft conversion (STPP)
- A fantastic opportunity for families



william rose  
Normanshire Drive, E4

Approximate Gross Internal Floor Area : 96.99 sq m / 1044 sq ft  
Garage : 28 sq m/ 301 sq ft



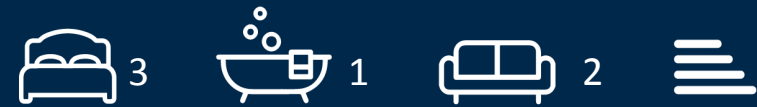
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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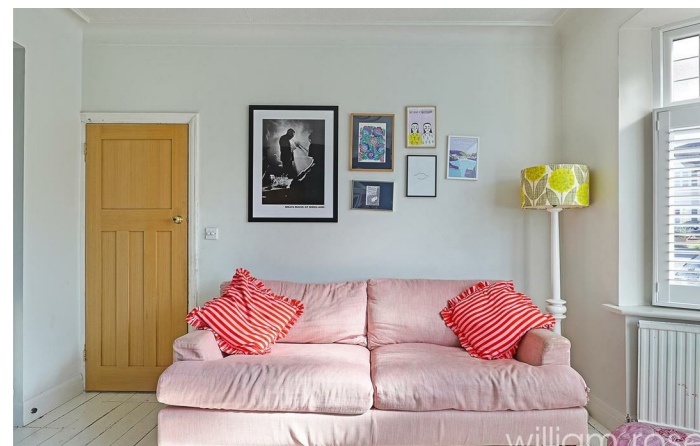
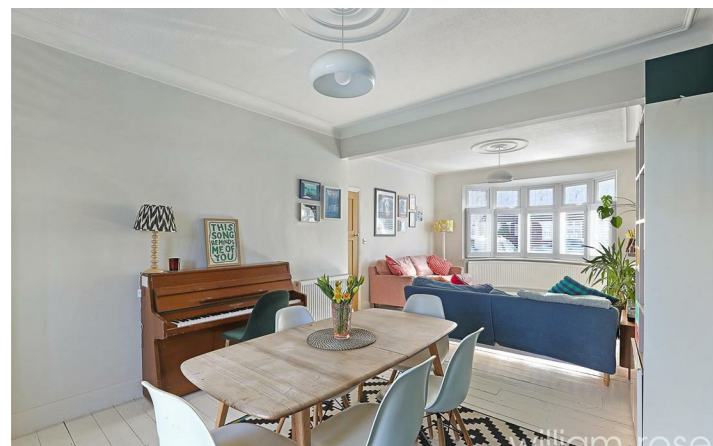
Date: 7/3/2025

## 159 Normanshire Drive, Chingford E4 9HB

Nestled Normanshire Drive, this mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,044 square feet, the property boasts a drive way, large garden and garage to the rear and potential to develop further (stpp)



Council Tax Band: E



Tucked away on the quiet and sought-after Normanshire Drive in Chingford, this beautifully presented three-bedroom mid-terrace family home offers a wonderful balance of comfort, convenience, and potential for future expansion. Set in a peaceful residential area, the property provides an excellent opportunity for families and professionals alike, with generous living spaces, a private garden, and the added benefit of both a driveway and a garage to the rear.

Stepping inside, you are welcomed into a bright and inviting home with well-proportioned rooms, ideal for modern family living. The ground floor offers a spacious reception room, perfect for relaxing or entertaining guests, while the well-appointed kitchen provides ample storage and workspace. Large windows throughout ensure an abundance of natural light, creating a warm and airy atmosphere.

Upstairs, the property comprises three good-sized bedrooms, all thoughtfully designed to offer comfort and practicality. A well-maintained family bathroom serves the first floor, while the layout allows for easy reconfiguration or extension, should additional space be required. The rear garden is a standout feature, offering a peaceful outdoor retreat with plenty of space for children to play, summer gatherings, or even future development. With a garage located at the rear, there is valuable additional storage or the possibility of a home office conversion. Furthermore, the property holds fantastic potential for further expansion, with scope to extend to the rear or into the loft (subject to the necessary planning permissions), making it an ideal long-term investment.

Ideally situated within easy reach of local amenities, schools, and excellent transport links, this charming home presents a rare opportunity to secure a property with both immediate appeal and exciting future potential. Early viewing is highly recommended to appreciate all that this fantastic home has to offer!"