

Directions

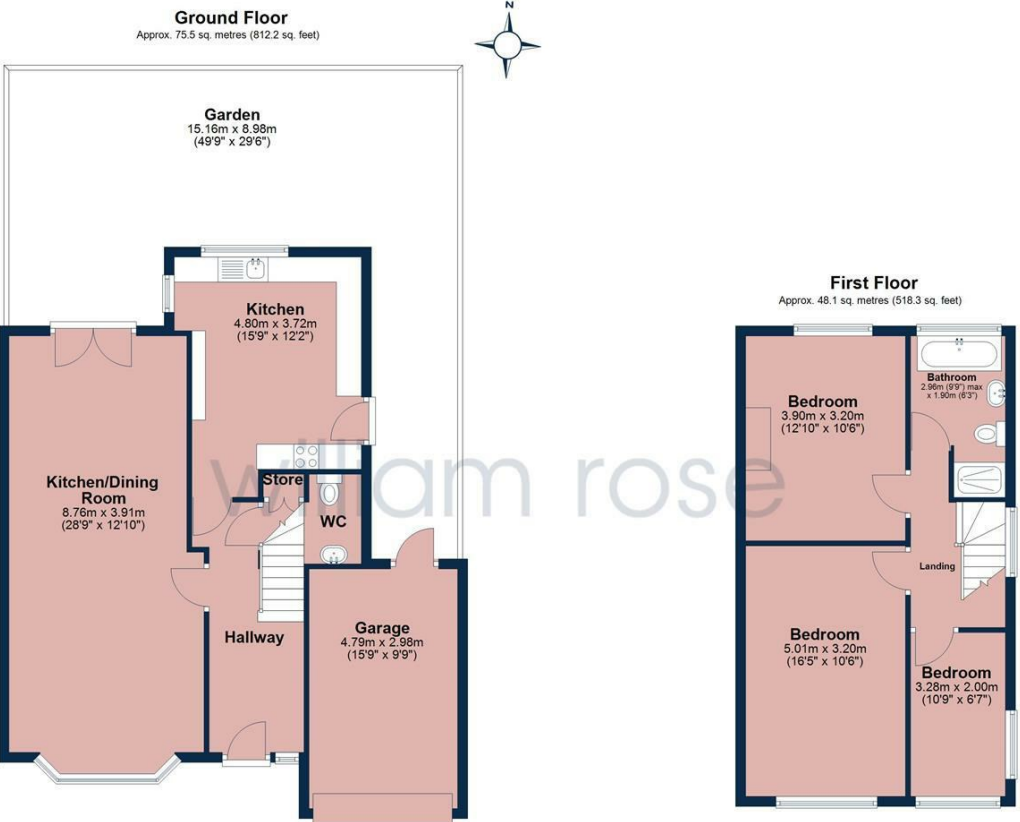
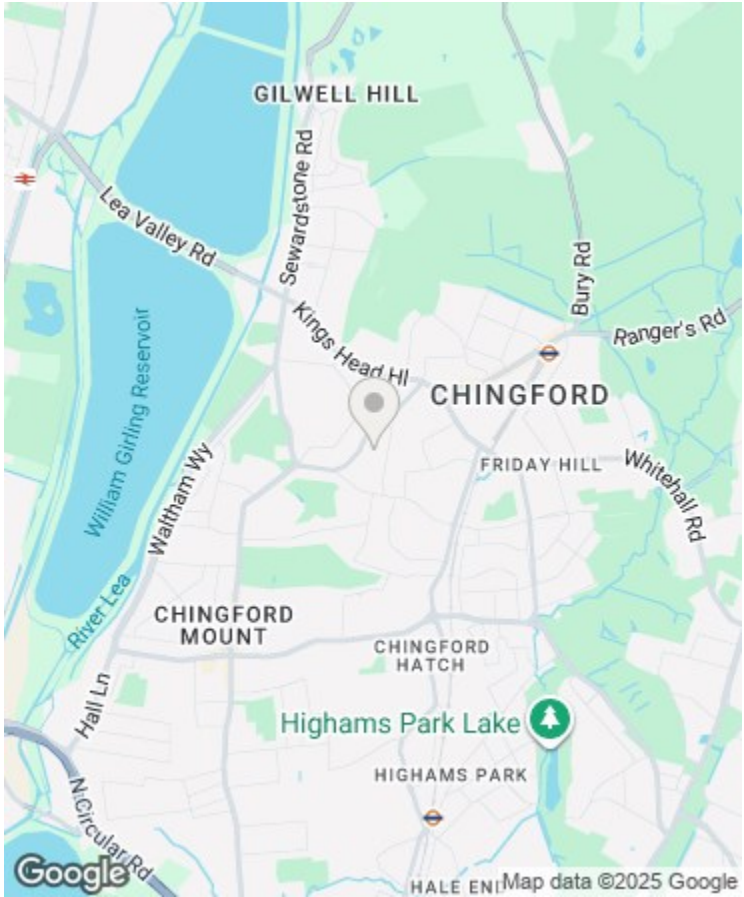
Viewings

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

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Bosgrove



4 Bosgrove, Chingford, London, E4 6QT

Offers In Excess Of £775,000

- Three Generous Bedrooms
- Exclusive Cul-de-Sac
- Close to Schools
- Ground floor W.C
- Garage
- Semi-Detached
- Off Street Parking
- Excellent Condition
- Further Potential to Extend (STPP)
- Large Through Lounge

4 Bosgrove, London E4 6QT

Tucked away in a peaceful cul-de-sac, this attractive 1930s semi-detached family home offers spacious and well-balanced accommodation throughout.



Council Tax Band: E



Situated in the sought-after area of North Chingford, it's the perfect choice for growing families looking for comfort, convenience, and a great location.

The property is well maintained and benefits from a rear extension, enhancing the living space on the ground floor. Upon entering, you're welcomed by a bright reception hall, a ground floor W.C., and a generous through lounge, ideal as a large living room or a combined lounge/dining area. To the rear, there's a spacious kitchen/diner with ample storage and direct access to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom. Outside, the rear garden is both secluded and family-friendly, featuring a patio area leading to a lawn, perfect for relaxing or entertaining. To the front, there is off-street parking and an attached garage for additional convenience.

Bosgrove is just a short stroll from the vibrant Station Road in North Chingford, offering a variety of independent shops, cafés, bars, and restaurants serving a wide range of cuisines. You'll also find local conveniences such as Amazon Fresh, Tesco Express, and the Co-op.

Transport links are excellent, with nearby Chingford Overground Station providing direct access to Liverpool Street. You can also connect to the Victoria Line via Walthamstow Central (Zone 3) for easy travel across London.

For families, the property is well located for highly regarded schools including Chingford CofE, St. Mary's Primary, and Chingford Foundation Secondary School.

Nature lovers will appreciate being close to the vast open spaces of Epping Forest — ideal for peaceful walks, cycling, or simply enjoying the outdoors.

Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: E

Waltham Forest

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.