



## 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	



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.



william rose



## 5 Salisbury Hall Gardens, Chingford, E4 8SA

Guide Price £625,000

- Four-bedroom mid-terrace family home
- Chain free sale
- Modern kitchen and dining area
- Well-maintained private rear garden with summer house
- Short walk to Highams Park Station
- Excellent condition throughout
- Spacious reception room
- Principal bedroom with en-suite shower room
- Off-street parking for two vehicles
- Close to shops and local amenities

# 5 Salisbury Hall Gardens, E4 8SA

An excellent condition, chain free four-bedroom mid-terrace home with off-street parking for two cars, arranged over three spacious floors. Located on the popular Salisbury Hall Gardens in Chingford, the property offers modern family living close to Chingford Station, local schools, amenities and the open spaces of Epping Forest.



Council Tax Band: D



Set on the ever-popular Salisbury Hall Gardens in the heart of Chingford, this beautifully presented four-bedroom mid-terrace home offers spacious, versatile living arranged over three floors. Maintained to an excellent standard throughout, the property is ready for immediate occupation and is offered chain free, making it an ideal choice for families and buyers seeking a smooth move.

The ground floor provides a welcoming entrance hall leading into a generous reception room, perfect for relaxing or entertaining, while to the rear sits a stylish kitchen and dining space that forms the heart of the home. With a seamless connection to the garden, this area is ideal for both everyday family life and hosting guests, offering a bright and sociable environment.

On the first floor are three well-proportioned bedrooms, all thoughtfully laid out to suit family living, along with a contemporary family bathroom. The top floor is dedicated to an impressive principal bedroom, complete with its own en-suite, creating a private retreat away from the main living areas.

Externally, the property benefits from a well-kept rear garden, ideal for outdoor dining and relaxation, while the front of the house offers the valuable advantage of off-street parking for two vehicles.

Salisbury Hall Gardens is well placed for the excellent amenities Chingford has to offer. Highams Park Station is within easy reach, providing direct services into London Liverpool Street, making it ideal for commuters. The area is known for its strong selection of local schools, both primary and secondary, as well as a variety of shops, cafés and restaurants. For outdoor enthusiasts, the open spaces of Epping Forest are close by, offering miles of woodland walks, cycling routes and green spaces to enjoy year-round.

This is a fantastic opportunity to acquire a spacious, well-located family home in excellent condition, with parking, outdoor space and no onward chain, in one of Chingford's most desirable residential settings.