















Priory Close, Chingford, London, E4 Offers In Excess Of £775,000

FOR SALE







Freehold

- 5 bedroom 1930s semi-detached house
- Quiet residential cul-de-sac
- Through lounge & Kitchen/diner
- · Loft conversion
- Easy access to Walthamstow & Chingford
- Highams Park Overground station: 1.3 mile
- · Gas central heating
- Council tax band: E
- Rear garden: 85'4 x 37'9 & Off street parking
- Internal: 1546 sq ft (143 sq m)

On a quiet residential cul-de-sac, this spacious five-bedroom 1930s semi-detached house is a delightful home that offers a wonderful blend of period charm and modern convenience, perfect for growing families.

The inviting through lounge is bathed in natural light, featuring a classic bay window to the front that creates a bright and airy atmosphere. At the rear, French doors open out onto the large, well-maintained garden with a patio and decking area, seamlesslu blending indoor and outdoor living. The contemporary kitchen/diner, equipped with a traditional Belfast sink. perfectly overlooks the garden and also offers direct access outside. The ground floor also benefits from practical storage and a convenient downstairs WC.

Ascending the stairway, you are greeted by the beauty of original stained-glass windows, a nod to the home's heritage. The first floor accommodates three bedrooms, with the two largest benefiting from attractive bay windows. The room to the front also boasts useful built-in storage. Also located on this floor is the modern family bathroom, which features a desirable separate walk-in shower. The bathroom is further distinguished by an original stained-glass '50 pence' window, and there is a separate WC for added convenience.

The loft conversion provides two further bedrooms, both of which benefit from built-in storage.

This property is situated in a particularly quiet area, renowned for its friendly, community feel, where children still play in the street. It provides essential off-street parking and boasts an excellent location for commuters and families alike. Highams Park Overground station is just a short walk away, offering easy access to Walthamstow and Chingford. The house is also well positioned for good schools and leisure pursuits, being close to the expanse of Epping Forest, as well as popular local pubs and the highly regarded Bollywoods Indian restaurant.

Shall we take a look?









Priory Close, Chingford, London, E4

DIMENSIONS

Entrance

Via front door leading into:

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen & around floor wo

Ground Floor WC

5'3 x 2'7 (1.60m x 0.79m)

Reception Room

32'6 x 11'6 (9.91m x 3.51m) Doors leading into rear garden

Kitchen

18'2 x 7'11 (5.54m x 2.41m) Door to rear garden

First Floor Landing

Bedroom One

15'7 x 11'3 (4.75m x 3.43m)

Bedroom Two

13′5 x 11′6 (4.09m x 3.51m)

Bedroom Three

10'0 x 8'3 (3.05m x 2.51m)

First Floor Bathroom

WC

4'7 x 3'3 (1.40m x 0.99m)

Second Floor Landing (Loft)

Bedroom Four

12'6 x 10'7 (3.81m x 3.23m) Access to eaves

Bedroom Five 12'6 x 10'0 (3.81m x 3.05m)

Eaves

24'1 x 4'9 (7.34m x 1.45m)

Rear Garden

85'4 x 37'9 (26.01m x 11.51m)

Garage 15′5 x 9′2 (4.70m x 2.79m)

Off street parking

Driveway to front

Additional Information:

Local Authority: London Borough Of Waltham Forest Council Tax Band: E EPC rating: D (67)

reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

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(Excluding Garage) Ground Floor Area 648 sq ft - 60 sq m First Floor Area 597 sq ft - 55 sq m Second Floor Area 301 sq ft - 28 sq m Garage Area 142 sq ft - 13 sq m

Approximate Gross Internal Area 1546 sq ft - 143 sq m







EPC RATING

Energy Efficiency Rating Current Very energy efficient - lower running costs (92 plus) A 78 67 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales**

LOCATION



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