



Priory Close, Chingford, London, E4

Offers In Excess Of £750,000

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)

FOR SALE

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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, seamlessly 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?

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen & ground floor wc.

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

Staircase leading to second floor. Door to all first floor rooms.

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

8'7 x 8'3 (2.62m x 2.51m)

WC

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

Second Floor Landing (Loft)

Doors to:

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)

Access to eaves.

Eaves

24'1 x 4'9 (7.33m x 1.45m)

Rear Garden

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

Garage

15'5 x 9'2 (4.70m x 2.80m)

Off street parking

Driveway to front.

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: E

EPC rating: D (67)

Disclaimer:

We endeavour to ensure that our particulars are as accurate and 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 photographs, floorplans and video tours are provided for 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.

FLOORPLAN

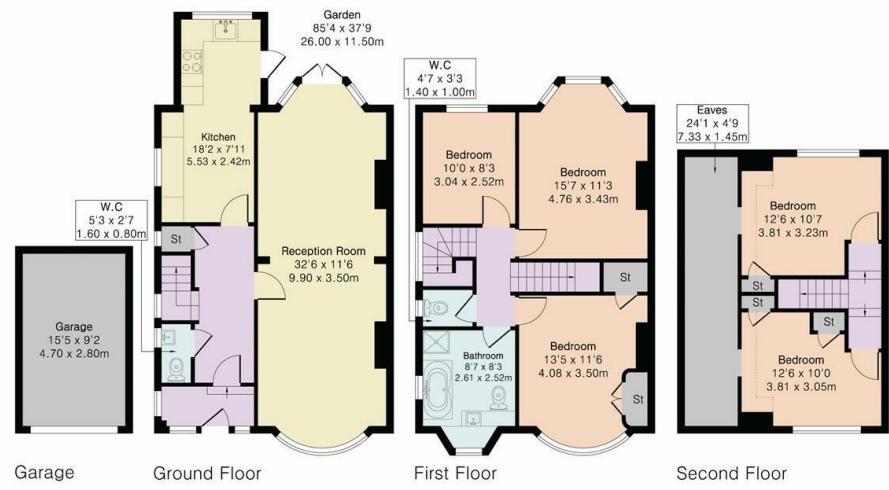
Approximate Gross Internal Area 1546 sq ft - 143 sq m (Excluding Garage)

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



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensure the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	

LOCATION

