

Directions

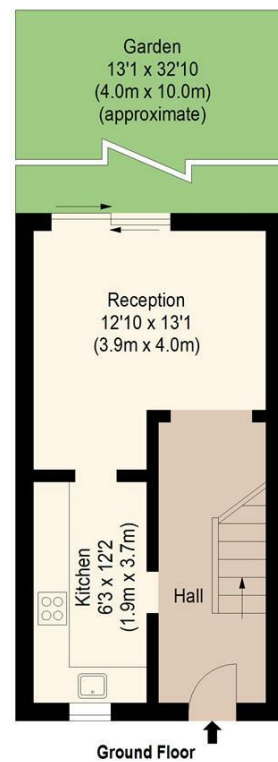
Viewings

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

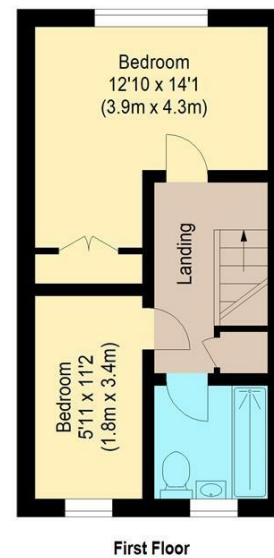
EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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	



william rose
Friars Close, E4



Approximate Gross Internal Floor Area : 61.62 sq m / 663 sq ft



19 Friars Close, Chingford, London, E4 6UX

Guide Price £425,000

- Two-bedroom home.
- Located in a peaceful cul-de-sac
- Bright and airy living space.
- Upgraded bathroom with a modern finish
- Ideal for first-time buyers.
- Mid terrace
- Open-plan layout on the ground floor
- South-facing garden
- Off-street parking.
- Popular location



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.

lpaplus.com

Date: 25/3/2025

19 Friars Close, London E4 6UX

Nestled on Friars Close, this delightful mid-terrace home has a lovely south facing rear garden, two bedrooms and off street parking.

Guide Price - £425,000 to £450,000

Tucked away in a peaceful cul-de-sac on Friars Close, this charming two-bedroom mid-terrace home in Chingford offers the perfect combination of modern style and everyday comfort. Thoughtfully reconfigured to create a more open-plan layout, the ground floor feels bright and spacious, making it an inviting space for both relaxing and entertaining. The well-proportioned living area flows seamlessly into the kitchen and dining space, ensuring a sociable and contemporary feel.

Upstairs, two generously sized bedrooms provide comfortable retreats, while the recently upgraded bathroom boasts a sleek, modern finish. The attention to detail throughout ensures a home that is both stylish and practical.

Step outside and enjoy the benefits of a south-facing garden—an idyllic space to soak up the sun, host summer gatherings, or simply unwind after a busy day. To the front, the convenience of off-street parking on the private driveway adds to the appeal.

With its tranquil yet well-connected location, this delightful home is ideal for first-time buyers, downsizers, or those seeking a well-presented property in a quiet residential setting. A wonderful opportunity not to be missed!



Council Tax Band: D

