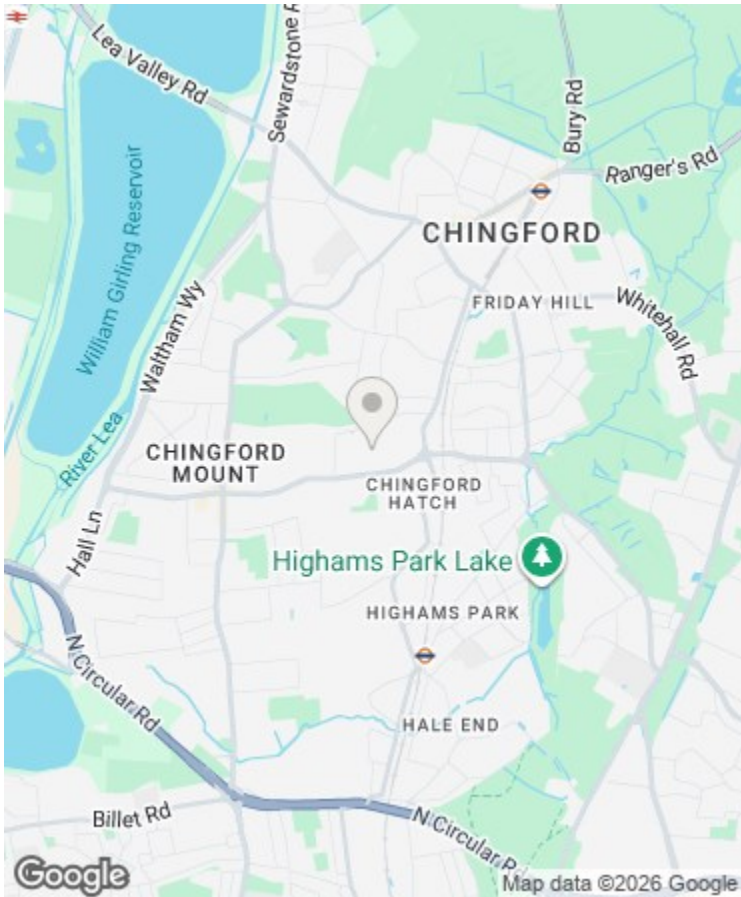




Directions

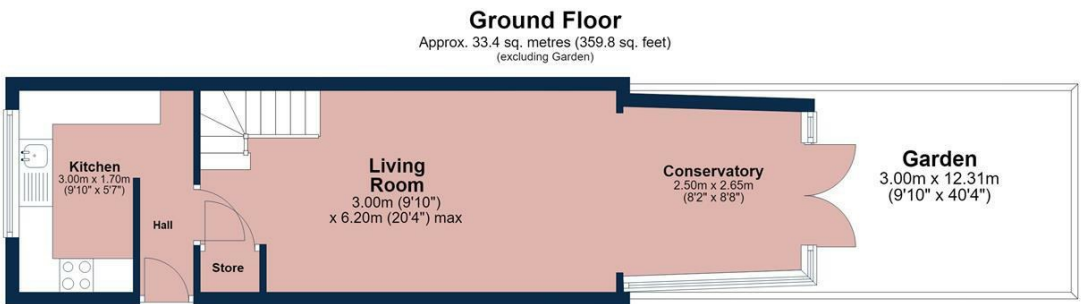
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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

First Floor
Approx. 24.0 sq. metres (257.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.7 sq. feet)

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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Plan produced using PlanUp.

Mapleton Rd



77 Mapleton Road, London, E4 6XJ

Guide Price £400,000

- Two-bedroom house
- End-of-terrace
- Spacious living room
- First-floor bathroom
- Close to Highams Park Station, local amenities and Epping Forest
- Chain free
- Private rear garden
- Conservatory
- Quiet location
- Allocated parking space

77 Mapleton Road, London E4 6XJ

Offered to the market chain free, this two-bedroom end-of-terrace home is situated on the popular Mapleton Road in Chingford and benefits from allocated parking, a private rear garden and well-proportioned accommodation arranged over two floors. Making it an ideal purchase for first-time buyers, young families or buy-to-let investors.



Council Tax Band: C



The ground floor comprises an entrance hall, fitted kitchen, useful storage cupboard and a spacious living room, providing a versatile space for both relaxing and dining. To the rear, a conservatory overlooks the garden and offers an excellent additional reception area.

Upstairs, the property offers two well-proportioned bedrooms, a family bathroom, further storage from the landing and loft access.

Externally, the property enjoys a private rear garden with artificial grass and garden shed providing a fantastic outdoor space for summer entertaining, gardening or family use.

Mapleton Road is ideally positioned for easy access to Highams Park and Chingford, where residents can enjoy a wide range of shops, cafés, restaurants and everyday amenities. Highams Park Overground Station is nearby, offering direct services into London Liverpool Street, while local bus routes and excellent road links provide convenient connections across London and beyond. The area is also renowned for its abundance of green open spaces, including the beautiful Epping Forest, perfect for walking, cycling and outdoor recreation.

With the added benefits of being chain free, having an allocated parking space, and being in a sought-after residential area, this is a fantastic opportunity to acquire a home with excellent potential in a popular part of Chingford.