



Queens Grove Road, North Chingford, E4 7BT

£650,000



## PROPERTY SUMMARY

Situated on a quiet no-through road in the heart of North Chingford is this charming 1930s mid-terraced period home. The property offers well-arranged accommodation comprising three bedrooms, two reception rooms, a galley-style fitted kitchen, a conservatory, and a first-floor family bathroom. Additional features include double glazing, gas central heating, a private rear garden, off-street parking, and a garage accessed via a shared driveway.

Queens Grove Road is ideally positioned just off Station Road, where an excellent selection of independent shops, cafés, bars, and restaurants provide a vibrant local atmosphere. Everyday conveniences such as Co-op and Tesco Express are also close at hand. Transport links are superb, with nearby bus routes and Chingford Overground Station offering direct services to Liverpool Street, along with easy interchange to the Victoria Line at Walthamstow Central (Zone 3).

Perfectly balancing urban convenience with natural surroundings, the property is moments from the expansive green spaces of Epping Forest which are ideal for scenic walks, cycling, and outdoor leisure. The area is also well served by highly regarded local schools, including Chingford CoE and St Mary's Primary.

In our opinion, this property would make an excellent family home, and internal viewing is highly recommended to fully appreciate all it has to offer.

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Panasonic

99:99	10
10	1
30	10
Time Cook	
Auto Defrost	
Auto Reheat	
Auto Cook	

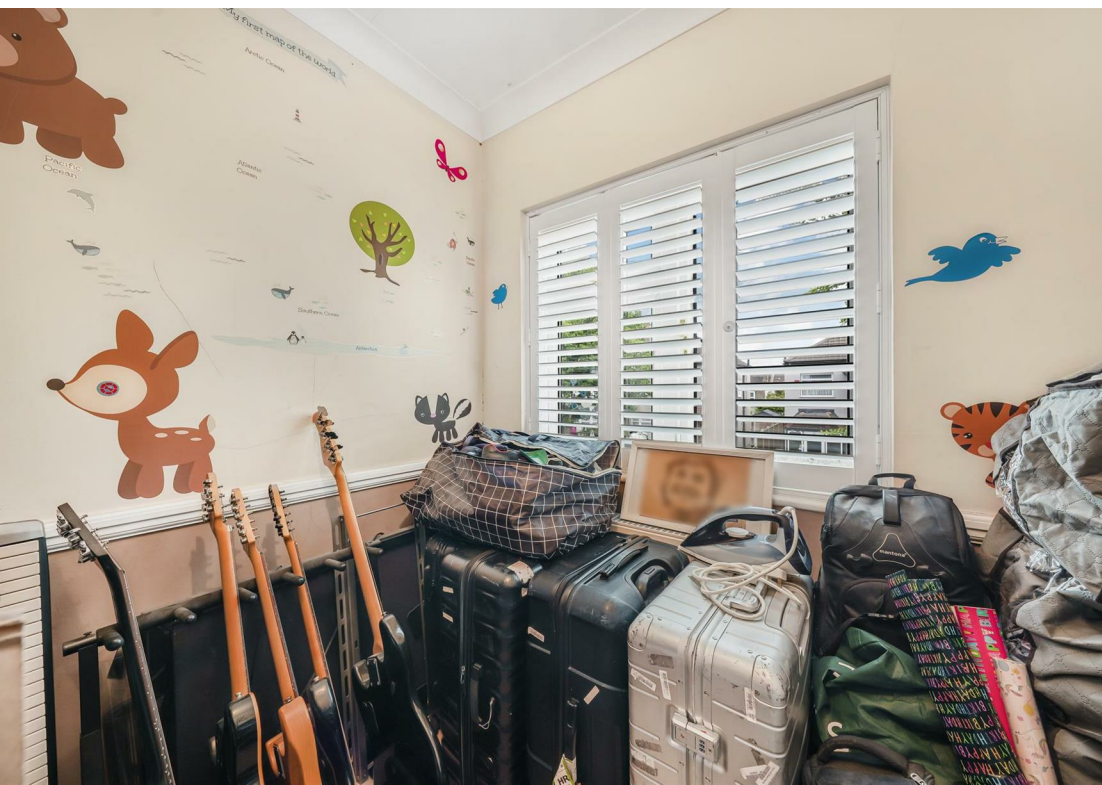
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50  
100  
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BOSCH

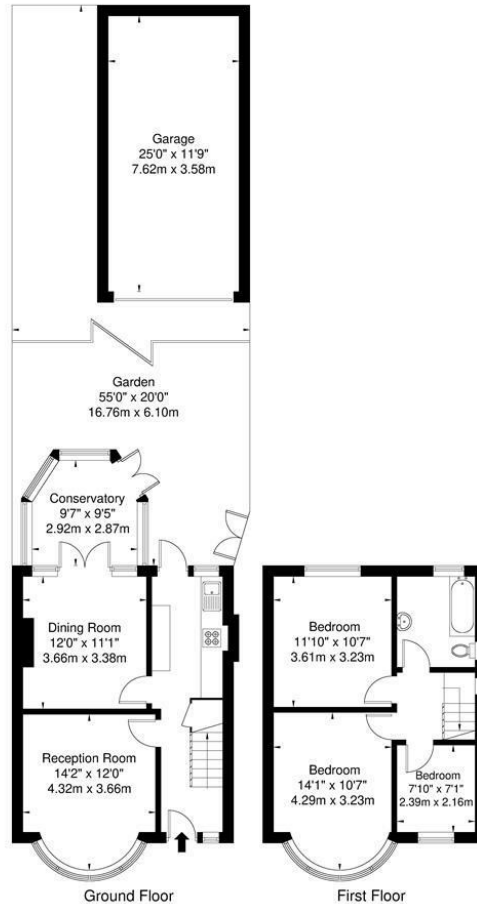
BOSCH





## Queens Grove Road E4 7BT

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft  
 Garage = 27.3 sq m / 293 sq ft  
 Total = 118 sq m / 1269 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**  
 Waltham Forest

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 E

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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