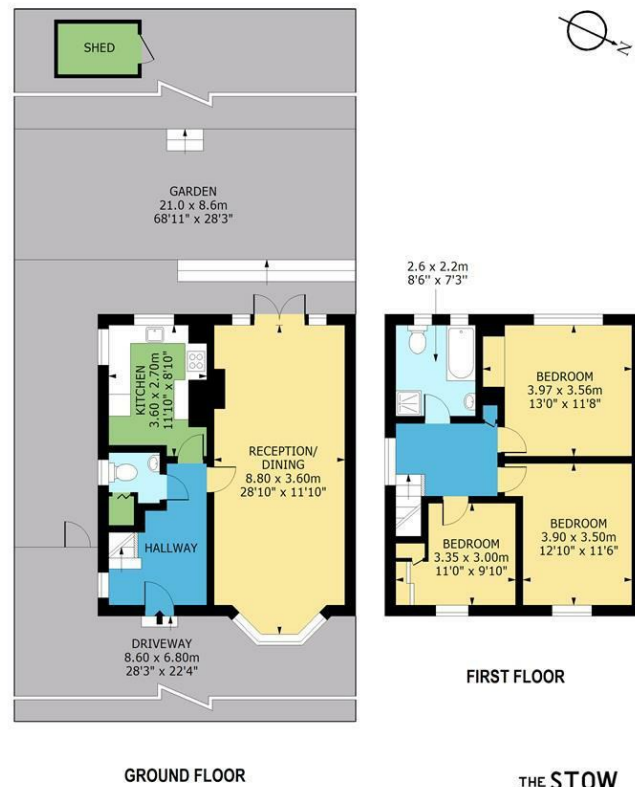


## Friday Hill West E4

Approx. Gross Internal Area 1093 Sq Ft - 101.54 Sq M



- Reception  
28'10" x 11'9"
- Kitchen  
11'9" x 8'10"
- WC
- Hallway
- Bedroom  
10'11" x 9'10"
- Bedroom  
12'9" x 11'5"
- Bedroom  
13'0" x 11'8"
- Bathroom  
8'6" x 11'8"
- Garden  
68'10" x 28'2"
- Shed
- Driveway  
28'2" x 22'3"

**RICS Certified Property Measurer**  
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: 17/4/2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## FRIDAY HILL WEST, CHINGFORD

### Offers In Excess Of £635,000 Freehold 3 Bed House



#### Features:

- Three Bedroom House
- Semi Detached
- Potential to Extend (STPP)
- Moments away from Epping Forest
- Approx. 1093 square foot
- Local amenities nearby
- Private Driveway with side access
- Easy access to Chingford and Highams Park Station
- Downstairs WC
- Circa 68 Foot south west facing garden

A bright and well-proportioned three bedroom semi-detached home with a private driveway, side access and a south west facing garden, set in a peaceful Chingford spot close to Epping Forest. With local amenities nearby and both Chingford and Highams Park stations within easy reach, it's a setting that feels calm and practical in equal measure.

REQUEST A VIEWING  
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0203 397 2222

**E4 & N17**  
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0203 369 6444

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hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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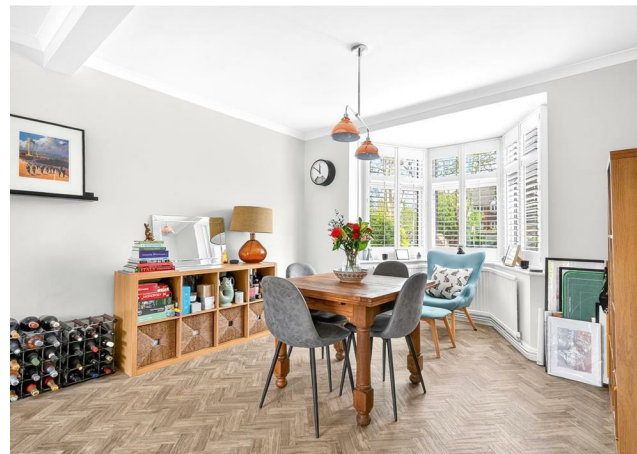
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#### IF YOU LIVED HERE...

Stepping inside, the house has an easy, welcoming feel from the outset. The ground floor has a natural flow, with a generous through reception that easily accommodates both seating and dining areas. A bay window to the front brings in plenty of daylight, while the rear of the room opens neatly towards the garden, giving the whole space a bright and connected feel.

The kitchen sits just off the reception and is smartly fitted in a soft, neutral palette, with good worktop space and garden views adding to its practical appeal. There's also a ground floor WC, always useful in a family home, while the side access and private driveway make day-to-day living that bit easier. To the rear, the west facing garden is a lovely size, with a patio leading onto lawn and a shed at the far end. It feels wonderfully open, with the added benefit of backing onto allotments, so there's a real sense of privacy.

Upstairs, all three bedrooms are set off the landing alongside the

family bathroom. The principal bedroom is a particularly generous double, with the other two offering flexible space for children, guests or working from home. Altogether, the layout is practical and well considered, with future potential to extend, subject to the usual consents.

#### WHAT ELSE?

Epping Forest is just moments away, bringing miles of woodland walks and open green space beautifully close to home. Both Chingford and Highams Park stations are also accessible from here, with access to the Victoria Line and direct routes to Liverpool Street, making journeys across London both quick and convenient.



#### A WORD FROM THE OWNER...

"We've really enjoyed living in this wonderful house - it feels open, bright, and relaxing. The garden gets plenty of sun and is ideal for entertaining, and with the added privacy of backing onto allotments, it's peaceful and not overlooked. Whether in the house or the garden, it always feels very quiet. Having a private driveway with space for two cars has also been a big plus day to day.

The location is a real highlight. There's a great park just round the corner, the forest is so close to enjoy walking in and exploring, and Station Road offers a lovely selection of cafés, restaurants, pubs, and shops. Chingford Station is only a short walk away and from there you are quickly into Liverpool St or onto the Victoria Line, and being at the start of the line means you're almost guaranteed a seat."

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