

## Directions

## Viewings

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

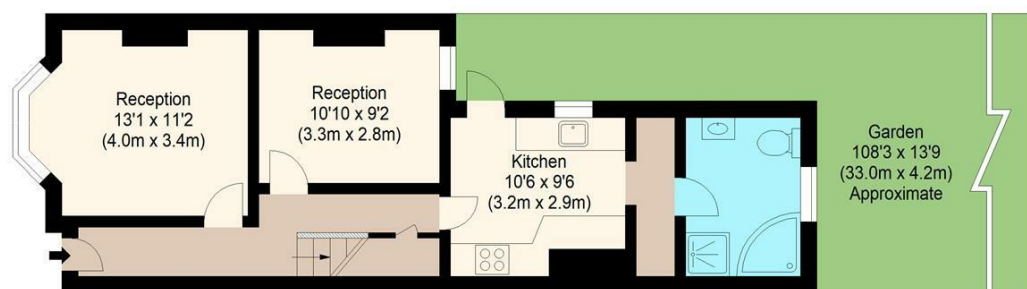
## EPC Rating

C

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



First Floor



Ground Floor

william rose  
Sinclair Road, E4

Approximate Gross Internal Floor Area: 95.69 sq m / 1030 sq ft



## 47 Sinclair Road, Chingford, London, E4 8PH

Guide Price £450,000

- Three-bedroom mid-terrace home
- Two spacious reception rooms
- Three generously sized bedrooms
- Excellent renovation opportunity
- Good transport links
- Chain-free sale
- Separate kitchen
- Ground floor bathroom & upstairs toilet
- Walking distance to Chingford Mount shops, cafés & amenities
- Close to well-regarded schools



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.

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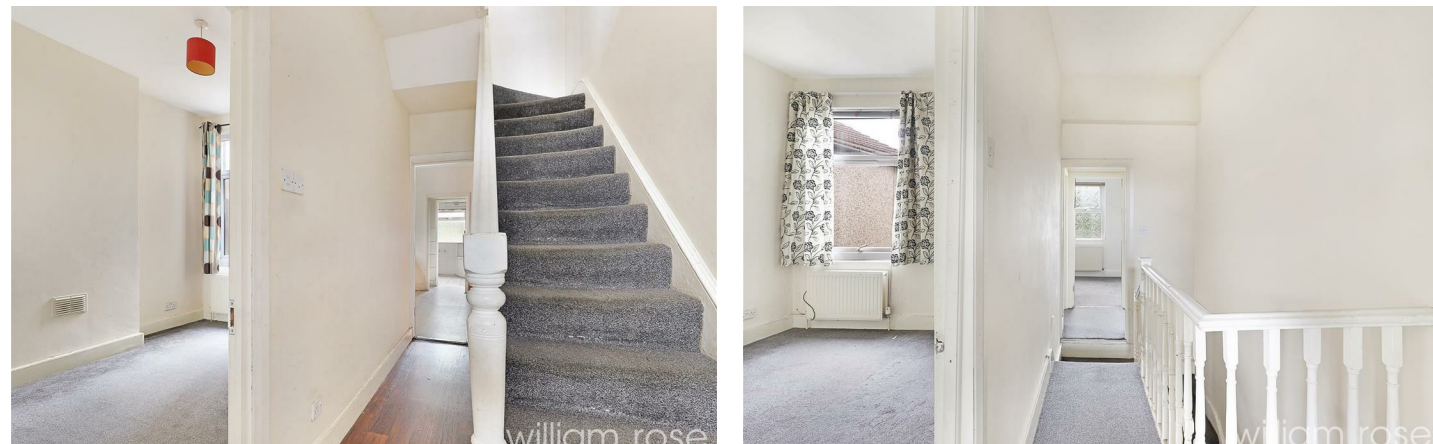
Date: 7/5/2025

## 47 Sinclair Road, London E4 8PH

Guide Price: £450,000 - £475,000 Chain-free three-bedroom mid-terrace home in the heart of Chingford Mount, offering two receptions, a large garden, and great potential to modernise. Close to schools, shops, and transport links – a perfect project for buyers wanting to put their own stamp on a property.



Council Tax Band: D



Welcome to this spacious three-bedroom mid-terrace home located on the sought-after Sinclair Road in the heart of Chingford Mount. Set across two floors, this property offers a fantastic opportunity for buyers looking to modernise and make a home their own.

The ground floor features two separate reception rooms offering versatile living space, ideal for a lounge and formal dining area. To the rear, the kitchen leads out to a large private garden—perfect for those looking to create an outdoor entertaining area or family-friendly space. A ground-floor bathroom adds further convenience.

Upstairs, the first floor hosts three well-proportioned bedrooms, offering flexible accommodation for growing families, guests, or home working. The layout provides a solid foundation for a full renovation and reconfiguration if desired.

This property is chain-free and brimming with potential—a great doer-upper for those keen to put their own stamp on a home.

Located just a short walk from the vibrant Chingford Mount shopping parade, you'll find a range of independent shops, supermarkets, cafés, and restaurants. Excellent transport links are nearby, with regular bus routes and easy access to Highams Park and Walthamstow Central for Overground and Victoria Line services into Central London.

Families will appreciate the close proximity to well-regarded schools, including Chingford Foundation School and Chase Lane Primary, both within easy reach.

Whether you're a first-time buyer, an investor, or simply looking for your next project, this Sinclair Road property represents a fantastic opportunity in a thriving East London neighbourhood.