



65 Hampton Road, London

London

Guide Price £575,000



65 Hampton Road

London

Being sold with no onward chain, this beautifully presented, 1930s family home has been finished to a fantastic specification throughout and still offers plenty of potential to extend (STPP).

- Guide Price £575,000-£625,000
- Short Walk To Local Amenities Of Chingford Mount
- Off Street Parking With Garage
- Being Sold With No Onward Chain
- Four Bedrooms/Two Bathrooms
- Finished To A High Standard Throughout
- Substantial Corner Plot With Potential To Extend
- Walking Distance To Good Local Schooling
- Principal Loft Room With En-Suite
- 1,418 Sq. Ft Of Living Accommodation
- South Facing Rear Garden

This beautifully presented 1930s end-of-terrace home offers spacious, flexible accommodation across three well-designed floors, perfect for modern family living.

On the ground floor, the home opens with a welcoming porch and entrance hallway, leading into a bright and comfortable front living room. To the rear, an impressive open-plan kitchen/living area creates the ideal space for family gatherings and entertaining, with direct access to the rear garden. A convenient ground floor WC and internal access to the attached garage enhance practicality and storage options.

The first floor features two generously sized double bedrooms, a well-appointed family bathroom, and a separate study – perfect for working from home or as a nursery or dressing room.

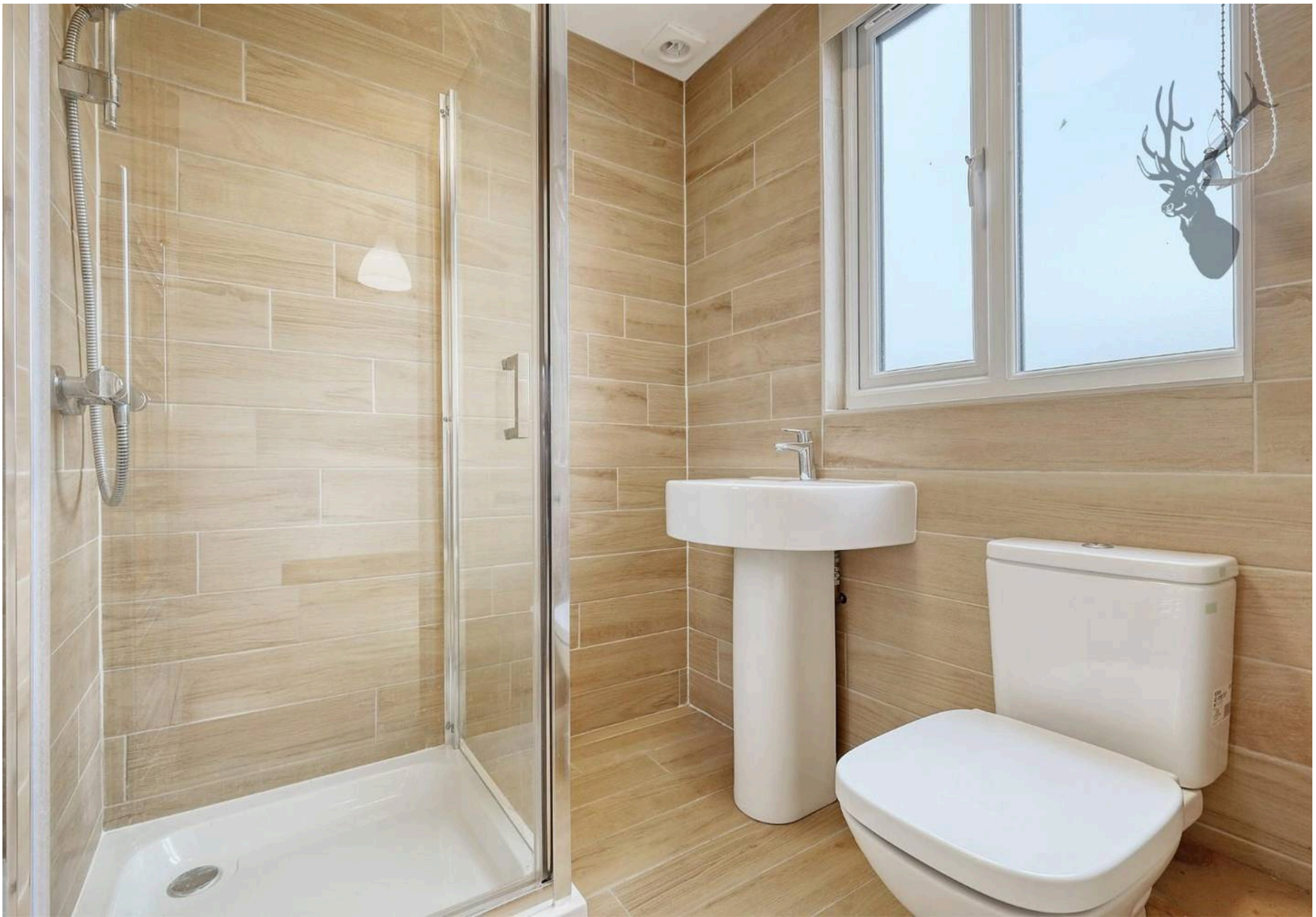
The top floor is a standout feature, boasting a large master bedroom with an en-suite shower room and ample built-in storage within the eaves. This loft conversion offers a peaceful and private retreat.

Externally, the property benefits from a driveway for off-street parking, a garage, and a large rear garden with excellent potential for further extension or development, subject to planning permission.

Chingford Mount is a great place for families, offering a welcoming community feel with plenty of amenities tailored to everyday family life. The area boasts several good schools, including Chase Lane and Salisbury Manor, as well as Burnside Secondary School, nurseries, and parks, including the popular Ridgeway Park, which has a playground and miniature railway that children love. Local shops, supermarkets, and family-friendly cafes make running errands easy, while the quiet residential streets provide a safe and peaceful environment for







Hampton Road

Approx. Gross Internal Area 131.7 Sq M (1418 Sq Ft)

BUTLER & STAG



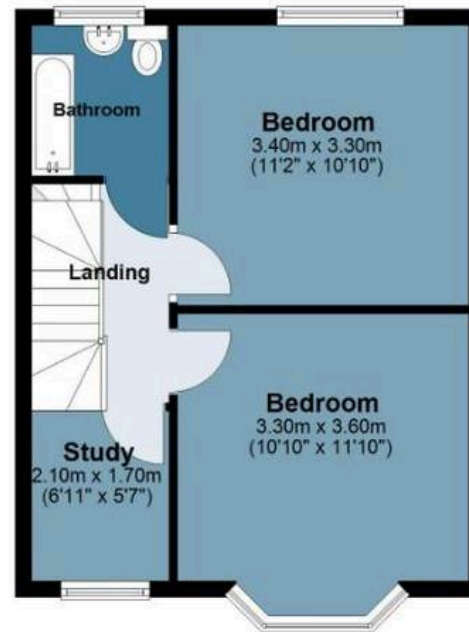
Ground Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



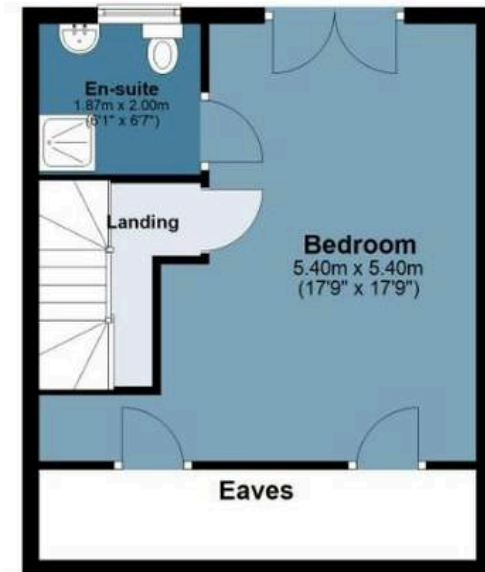
First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Second Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON STRATFORD SOUTH WOODFORD BUCKHURST HILL LOUGHTON EPPING BEYOND

Like what you see? Let's talk

Book your **FREE** valuation now



01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

[butlerandstag.uk](https://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

