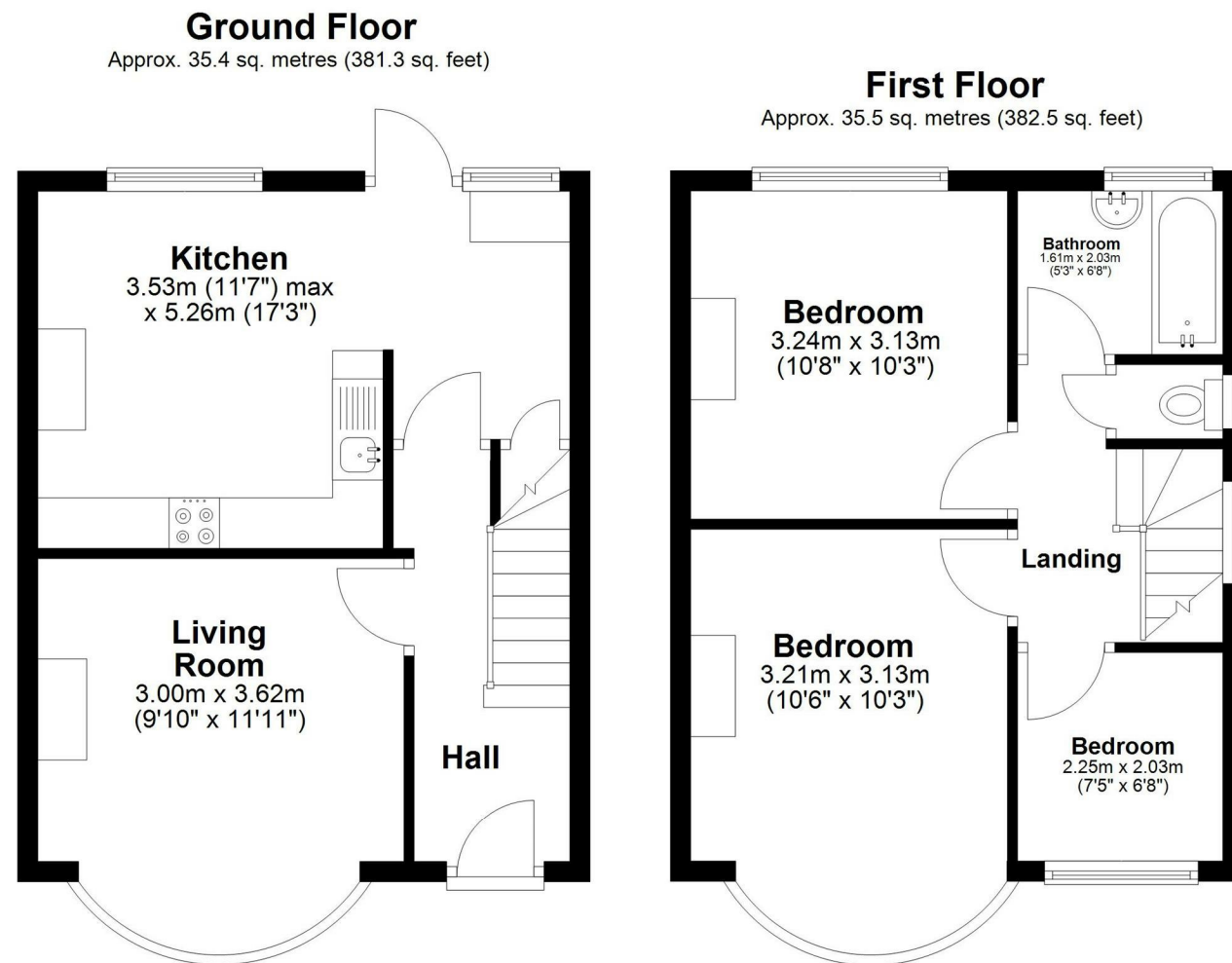




Total area: approx. 71.0 sq. metres (763.9 sq. feet)

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.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.□

Queens Grove Road



Queens Grove Road, Chingford

Offers In Excess Of £635,000 Freehold

- Semi-detached family home
- Recently decorated
- Kitchen/diner with utility area
- Potential to extend to rear and into the loft (STPP)
- 0.2 Miles to Chingford Overground Station
- North Chingford location
- Formal lounge
- Chain free
- Off road parking and garden with gated side access

Queens Grove Road, Chingford

A well presented, comfortable family home with scope to further improve and extend, Petty Son & Prestwich are delighted to offer for sale this three bedroom semi detached property which has no onward chain.



Council Tax Band: E



Positioned on Queens Grove Road in sought-after North Chingford, this beautifully presented 1930s home offers generous living space just moments from Chingford Station (0.2 miles), making it ideal for commuters. Nearby Station Road provides a vibrant selection of cafés, bars, restaurants and everyday conveniences including Tesco Express and Co-op Food. From the entrance hall, the home immediately impresses with crisp white walls, intricate mouldings and herringbone flooring flowing throughout the ground floor, creating a bright and welcoming feel that is ready to move straight into. To the front, a spacious lounge is filled with natural light from a large bay window and features an ornate fireplace, echoed in the adjacent modern kitchen diner. Designed for both entertaining and everyday family living, the kitchen/diner also benefits from a practical utility area. There is potential to extend the kitchen to the rear, creating a larger, more versatile space in the future, subject to planning permission (STPP). Upstairs, there are two generous double bedrooms, both offering excellent fitted wardrobe potential, alongside a third bedroom ideal as a nursery, home office or dressing room. A bathroom and separate W.C. complete the first floor. The loft provides excellent storage and exciting potential for further extension, subject to the usual consents. Externally, the property offers a driveway to the front, gated side access and a rear garden with a large patio and lawn, neatly divided by a fenced section with gate.

7'5" x 6'8"

EPC Rating: D64
Council tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
9'10" x 11'11"

Kitchen
11'7" x 17'3"

Bedroom
10'6" x 10'3"

Bedroom
10'8" x 10'3"

Bedroom