



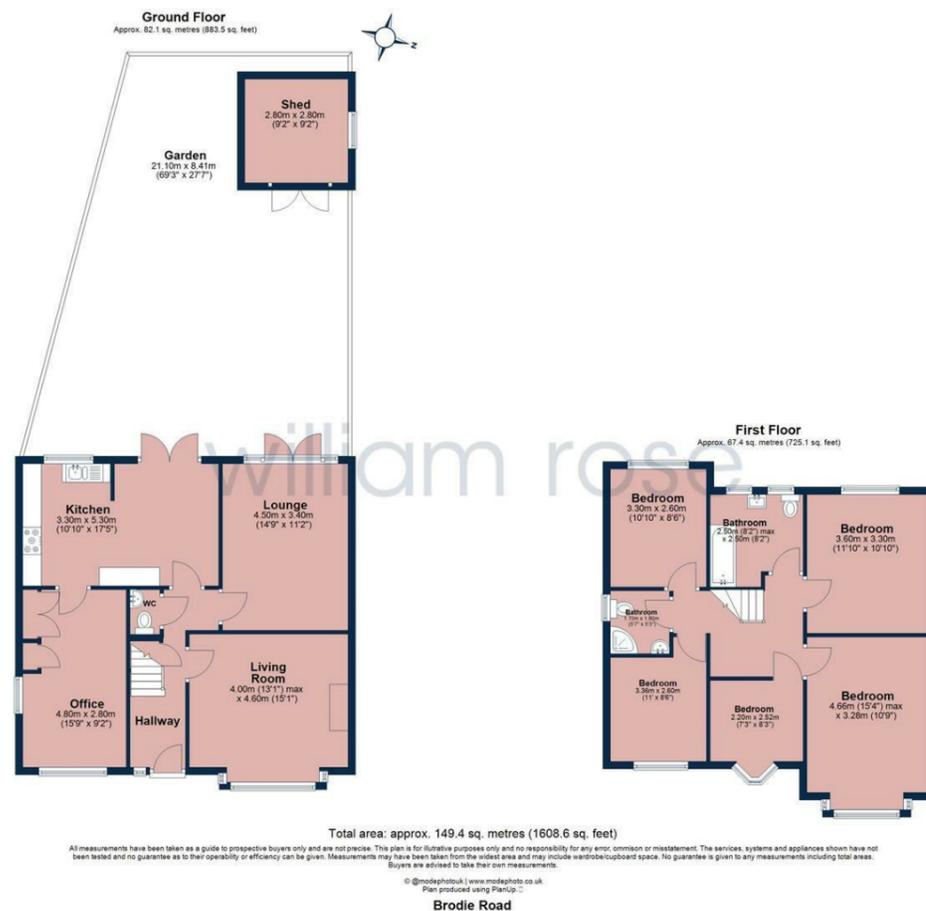
## Directions

## Viewings

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

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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



34 Brodie Road, Chingford, London, E4 7HF

Offers Over £825,000

- Substantial five-bedroom family home
- Two spacious reception rooms plus separate living room
- Ground floor home office ideal for remote working
- Large rear garden with versatile summer house
- Within easy reach of Chingford Overground Station
- Off-street parking for two cars on private driveway
- Generous kitchen with direct access to the garden
- Two bathrooms on the first floor plus ground floor WC
- Excellent layout offering flexible family living
- Potential for further development (stpp)

## 34 Brodie Road, London E4 7HF

A generously proportioned five-bedroom family home set on a quiet residential turning in desirable North Chingford, complete with off-street parking for two cars and a large rear garden with summer house.



Council Tax Band: E



Tucked away on a quiet residential turning in sought-after North Chingford, this substantial family home offers generous proportions across two floors, a wide garden with summer house, and the increasingly rare bonus of off-street parking for two cars.

From the moment you arrive, the sense of space is clear. The private driveway provides hassle-free parking, while the front door opens into a welcoming hallway that sets the tone for the rest of the house. To the front, a versatile home office makes working from home easy and separate from family life. A ground floor WC sits conveniently off the hall, while to the rear the home opens out into a series of well-balanced living spaces.

The main living room is a calm and comfortable retreat, ideal for evenings in, while the adjoining lounge offers a more relaxed setting with garden views — perfect as a snug, playroom or second reception. The kitchen is well-proportioned and practical, with plenty of workspace and storage, and direct access to the garden, making it ideal for both everyday life and entertaining.

Outside, the generous rear garden stretches away from the house, offering plenty of room for children to play, summer dining or future landscaping projects. At the far end sits a substantial summer house, ideal for storage, a workshop, home gym or creative studio.

Upstairs, the sense of scale continues. The first floor hosts five bedrooms, making this an excellent long-term family home. The principal bedroom is particularly spacious, while the remaining rooms offer flexibility for children, guests or additional work-from-home space. Two bathrooms upstairs ensure busy mornings run smoothly.

Location-wise, it's hard to beat. North Chingford is loved for its village feel, strong community spirit and access to nature. Chingford Overground Station is within easy reach, offering direct connections into Liverpool Street — ideal for commuters. The area is rich with highly regarded schools, independent cafés, gastropubs and local shops, while the open green spaces of Epping Forest are just moments away, perfect for weekend walks,

cycling and fresh air escapes.

This is a home that offers space, flexibility and location in equal measure — ideal for growing families or those looking to settle into one of East London's most enduringly popular neighbourhoods.