



Total Area: 139.5 m² ... 1501 ft²
All measurements are approximate and for display purposes only

- Reception Room
10'8" x 23'9"
- Kitchen / Breakfast Room
16'4" x 13'9"
- WC
- Bedroom
13'11" x 10'11"
- Bedroom
11'0" x 11'8"
- Bathroom
5'9" x 7'7"
- Rear Porch
5'5" x 15'2"
- Garden
23'11" x 30'2"
- Shed
6'0" x 7'7"



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	



FRIDAY HILL WEST, CHINGFORD

Offers In Excess Of £600,000 Freehold 2 Bed House - Semi-Detached



Features:

- Two Bedroom House
- Semi Detached
- Easy Access to Highams Park and Chingford Station
- Approx. 1501 Square Foot
- Potential To Extend (STPP)
- Downstairs WC
- Moments from Epping Forest
- Circa 30 Foot West Facing Garden

A thoughtfully arranged two-bedroom semi-detached home, offering around 1,501 square feet of living space, a west-facing garden and wonderful access to Epping Forest, Highams Park and Chingford. With local greenery, stations and well-loved neighbourhood spots all within easy reach, this is a home with both calm and connection.

REQUEST A VIEWING
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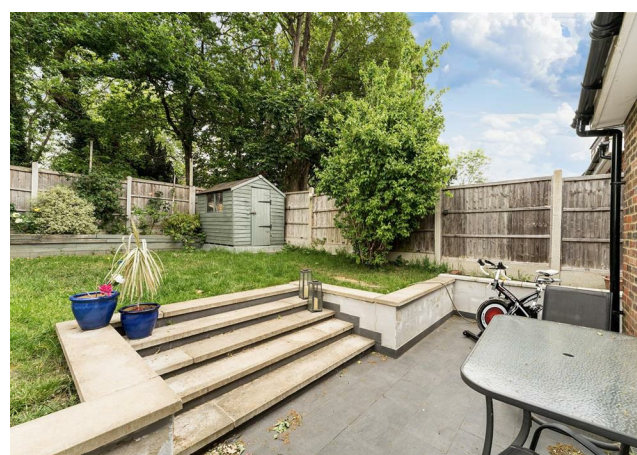
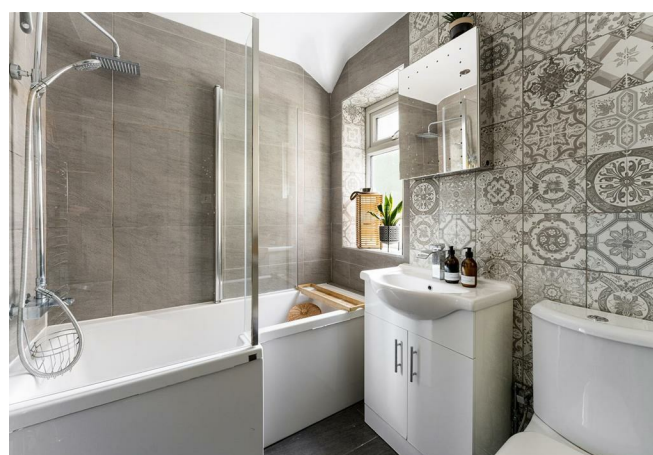
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IF YOU LIVED HERE...

Step inside and the hallway sets a warm, welcoming tone, with wood flooring, soft neutral walls and a useful downstairs WC. To the front, the reception room is a generous, comfortable space, with plenty of room for relaxed evenings, bookshelves, play space or working from home.

To the rear, the kitchen/breakfast room is bright and sociable, with rooflights drawing in the daylight and a large island creating a natural place to gather. White cabinetry, darker accents and plenty of workspace give the room a clean, modern finish, while glazed doors open directly onto the garden.

Upstairs, there are two well-proportioned double bedrooms, both calm and neatly presented, along with a family bathroom featuring patterned tiling, a bath with shower over and a heated towel rail. Outside, the circa 30 foot west-facing garden offers a lovely spot for afternoon sun, with a patio, lawn, shed and side access. There is also potential to extend, subject to the usual planning

permissions.

WHAT ELSE?

- Epping Forest is moments away, giving you acres of woodland walks, cycling routes and weekend breathing space close to home.
- Highams Park and Chingford stations are both within easy reach, keeping journeys into town straightforward while still feeling nicely tucked away.
- Highams Park offers a brilliant mix of local favourites, including Vino Tap, The Stag & Lantern Micropub, Yaz and Biba & Wren, with Highams Park Lake nearby for slower Sundays.



A WORD FROM THE EXPERT...

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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