

**YELLANDS**  
*est 1930*

**TO LET**



3 Bedroom



1 Bathroom



TBC

**EPC**  
Rating D

**VICTORIA ROAD**

Chingford, E4

**£2,800 PCM**

Call us: 020 8491 8080





Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.

## *The Story of* VICTORIA ROAD

Step inside and you are welcomed by a thoughtfully arranged ground floor, offering separate spaces for relaxing, dining and spending time together.

The lounge provides a comfortable setting for quieter evenings, while the separate dining room creates a dedicated space for family meals, entertaining friends or gathering around the table at the end of the day.

The fully fitted kitchen offers a practical space for everyday cooking, with direct access to the rear garden. A convenient ground-floor cloakroom completes the accommodation on this level.

Upstairs, three generously proportioned bedrooms provide flexible accommodation for family living, with room to accommodate changing needs.

The family bathroom features a corner bath, offering a welcome opportunity to unwind at the end of a busy day.

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>84 B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>63 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

Victoria Road enjoys a convenient position in Chingford, one of North East London's established residential neighbourhoods, known for its combination of green surroundings, local amenities and transport connections.

Chingford Railway Station is within easy reach, providing London Overground connections towards Liverpool Street via Walthamstow Central.

Nearby Station Road offers a selection of independent shops, cafés, restaurants and everyday conveniences, making it easy to enjoy the local neighbourhood without travelling far.

For those who appreciate the outdoors, Epping Forest provides an extraordinary natural escape close to home, with woodland walks, open spaces and opportunities to explore throughout the seasons.

Families will also appreciate the range of schools serving the wider Chingford area, with local options including Chingford Church of England Primary School and Chingford Foundation School. School admissions and catchment arrangements should be verified independently.

The surrounding areas of Highams Park, Woodford and Walthamstow are also accessible, offering further shopping, leisure and transport connections.

#### Key Features

- Beautifully Presented Three-Bedroom Semi-Detached Family Home
- Moments from Chingford Railway Station
- Two Separate Reception Rooms
- Exceptionally Spacious Private Rear Garden
- Versatile Garden Outbuilding Currently Used as a Gym
- Fully Fitted Kitchen with Direct Garden Access
- Cloakroom
- Convenient for Epping Forest, Station Road & Local Schools