



Directions

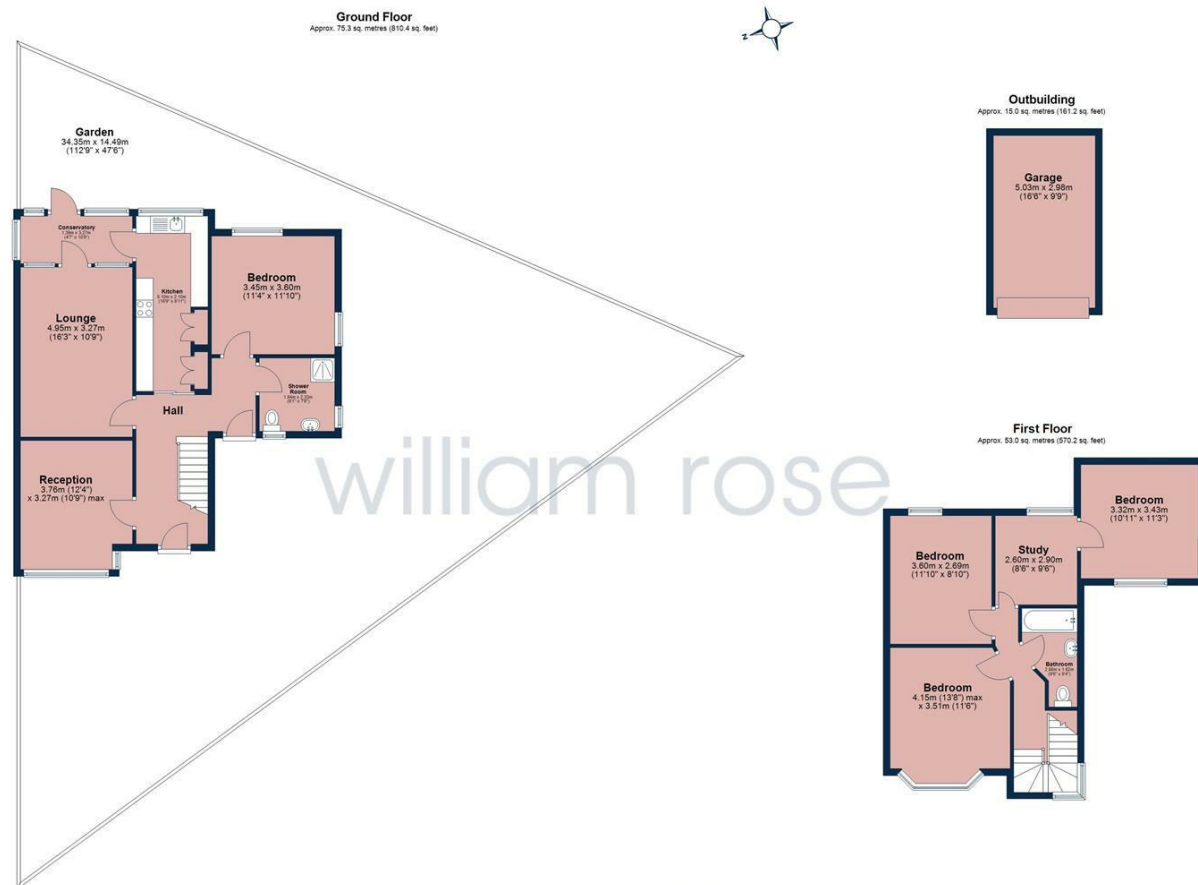
Viewings

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

EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	53		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



10 Grove Road, London, E4 9SX

Offers Over £550,000

- Four-bedroom semi-detached family home
- Two spacious reception rooms on the ground floor
- Two bathrooms, one on each floor
- Detached garage offering additional storage or parking
- Potential to extend the kitchen (STPP)
- Located on the sought-after Grove Road in Chingford
- First-floor office ideal for home working
- Private driveway providing off-street parking
- Small conservatory overlooking the garden
- Excellent potential for loft conversion (STPP)

10 Grove Road, London E4 9SX

Situated on Grove Road in Chingford, this spacious four-bedroom semi-detached home offers generous living accommodation across two floors, making it an ideal choice for growing families.



Council Tax Band: E



Situated on the ever-popular Grove Road in Chingford, this spacious four-bedroom semi-detached home offers generous living accommodation across two floors, making it an ideal choice for growing families. The property features two well-proportioned reception rooms on the ground floor, providing flexible space for both entertaining and everyday family living. To the rear, a small conservatory offers direct access to the garden.

The kitchen serves the home efficiently and presents excellent potential for extension, subject to the usual planning permissions, allowing buyers to create a larger open-plan kitchen/dining space if desired. Also on the ground floor is a conveniently located bathroom and a large bedroom.

Upstairs, the property comprises three bedrooms along with a further bathroom, providing practical accommodation for family life. An additional office on the first floor provides a perfect space for home working or study.

Externally, the property benefits from a private driveway and a garage, off-street parking, and storage. The home also offers exciting potential to convert the loft (subject to planning permission), giving buyers the opportunity to further increase the living space.

Located in a desirable residential area of Chingford, Grove Road is well positioned for local amenities, schools, parks and transport links, making this an attractive opportunity for those seeking a well-located family home with scope to add value. You can easily reach Chingford Mount, North Chingford and Highams Park. Nuffield Health Centre and Chingford Leisure Centre are near the house, as well as Busy Bees Nursery, Lime Academy Larkwood and Parkside Primary School. Larks Wood is great for a Sunday walk or if you prefer to cycle, there are many cycling roots in the area. If you are looking for a large family house, this could be your new home.