elliott E|J james

PRIME RESIDENTIAL

PRESENTS

British Legion Road, London


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Nestled in a tranquil cul-de-sac on British Legion Road, this superbly spacious semi-detached house offers an ideal family home. Built in 1924, this charming property retains its character while providing modern comforts. Spanning approximately 1580 square feet, the house features four generously sized bedrooms, ensuring ample space for family living.

The ground floor boasts two inviting reception rooms, perfect for entertaining guests or enjoying family time. An extended kitchen/diner provides a delightful space for culinary pursuits and casual dining, while an additional ground floor shower room adds convenience for busy households. Additional benefits includes a utility area.

Outside, the property is complemented by a large rear garden, measuring approximately 80 feet, offering a wonderful outdoor retreat for children to play or for hosting summer gatherings. The large attached garage and ample off-street parking further enhance the practicality of this home.
With easy access to the main line station, commuting to central London is a breeze, making this property not only a comfortable residence but also a strategically located one. This semi-detached house is a rare find, combining spacious living, a peaceful setting, and excellent transport links, making it a perfect choice for families seeking a welcoming and functional home.

The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



E|J
3D WALKTHROUGH

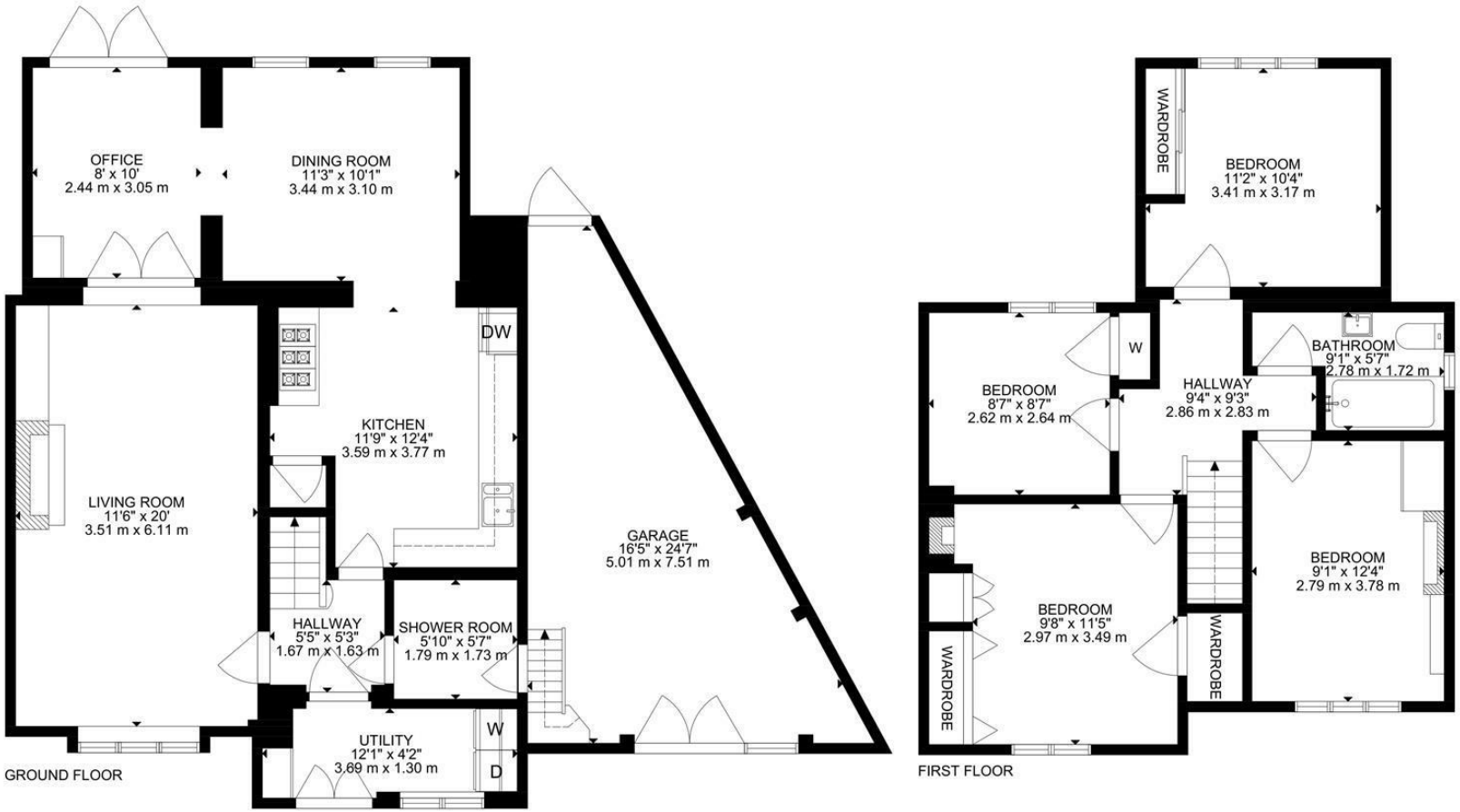
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
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NEED TO KNOW

Sqft 1580.00 sq ft	Type House - Semi-	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Waltham Forest	Tax Band D

PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 742 SQ FT, 69 m², FIRST FLOOR: 602 SQ FT, 56 m²
EXCLUDED AREAS: GARAGE: 236 SQ FT, 22 m²
TOTAL: 1344 SQ FT, 125 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

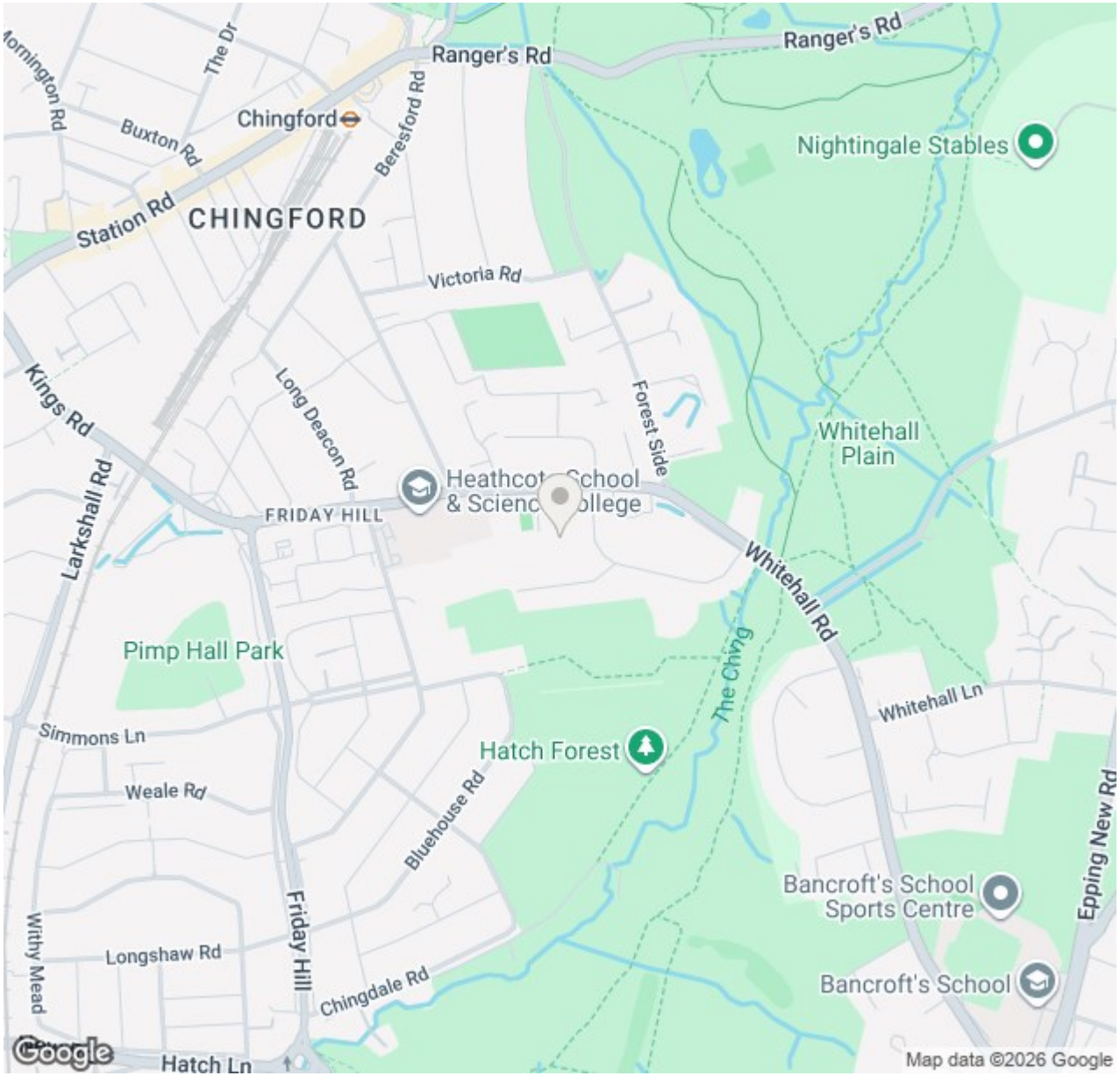


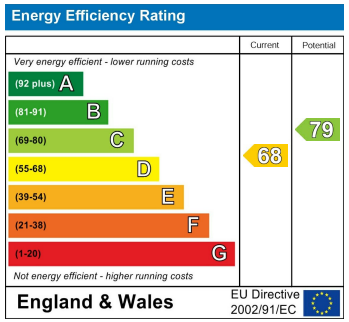


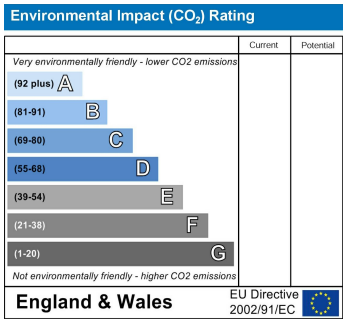




MAP & EPC


Ranger's Rd
Ranger's Rd
The Dr
Buxton Rd
Chingford
Beresford Rd
Nightingale Stables
Station Rd
CHINGFORD
Victoria Rd
Kings Rd
Long Deacon Rd
Forest Side
Whitehall Plain
Heathcot School
& Scienc ollege
FRIDAY HILL
Larkshall Rd
Whitehall Rd
Pimp Hall Park
The Ching
Whitehall Ln
Simmons Ln
Hatch Forest
Weale Rd
Bluehouse Rd
Epping New Rd
Bancroft's School
Sports Centre
Withy Mead
Longshaw Rd
Friday Hill
Chingdale Rd
Bancroft's School
Google
Hatch Ln
Map data ©2026 Google


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
68
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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