

elliott  james

P R I M E   R E S I D E N T I A L

P R E S E N T S

Hoppett Road, London



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POINT RESIDENTIAL

# Hoppett Road, London

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Elliott James is excited to present this wonderful five/six bedroom semi detached family home situated in a wonderful location perfect for families.

Hoppett Road is situated within easy reach of local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaught Waters and Chingford Golf Course are just up the road for when you fancy a lovely and peaceful walk. There are also plenty of local schools within walking distance, both primary and secondary.

The ground floor comprises of an entrance porch, downstairs cloakroom, two separate multi purpose rooms one of which is currently used as a large study, generous open living room, well proportioned kitchen diner and additional downstairs shower room. The first floor offers additional well proportioned rooms, there is a family bathroom, principal bedroom with ample built in wardrobes, separate toilet room, double bedroom with en suite, two additional double bedrooms and the first floor is completed with a single bedroom.

The home supplies off street parking in the form of a private drive and has a wonderful garden space to the rear.

Viewings are strictly by appointment only.

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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.



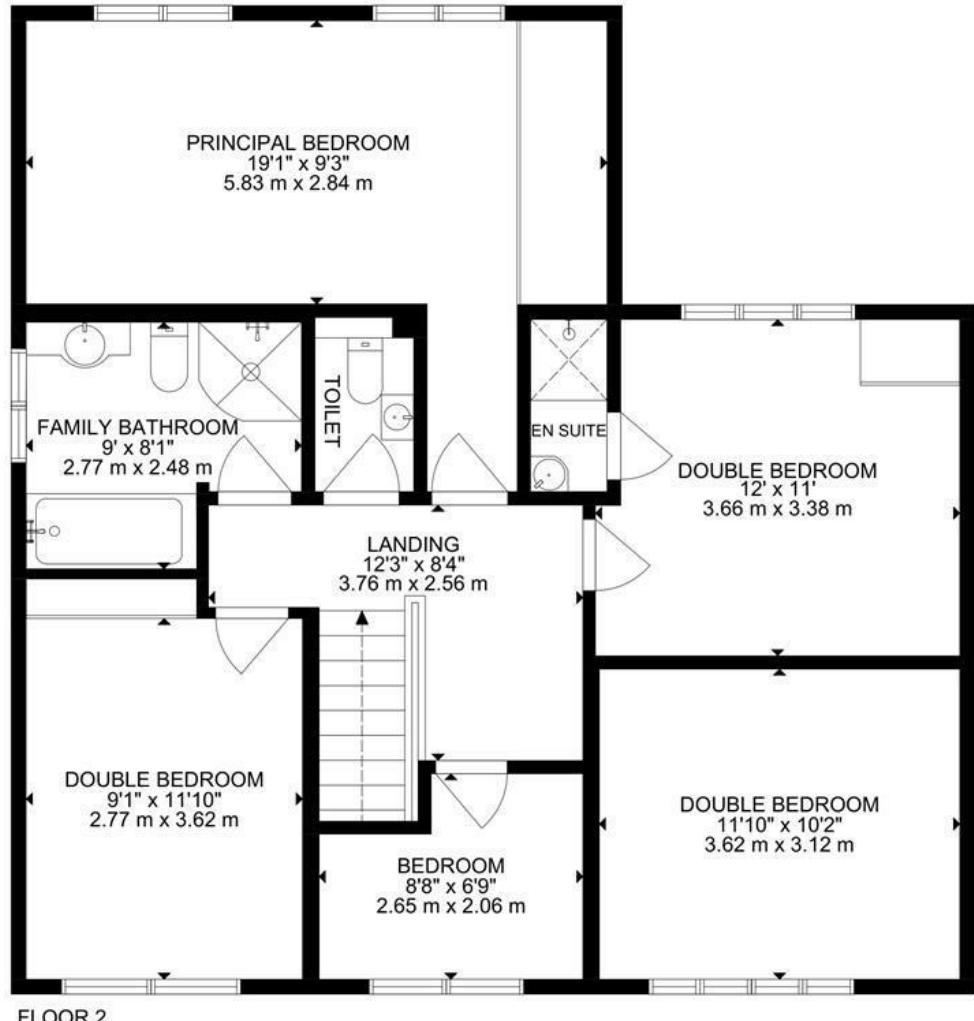
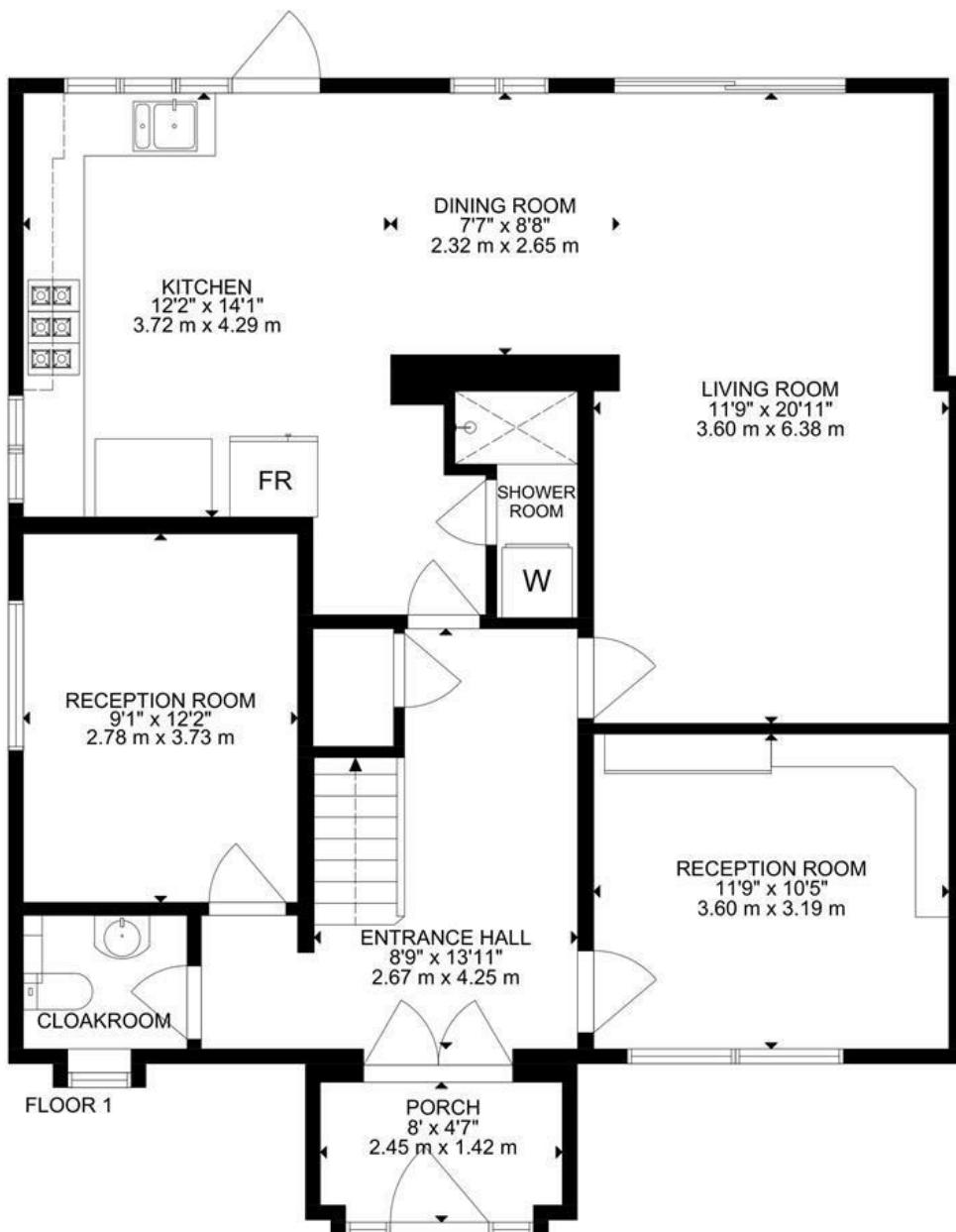
An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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0208 0165 333

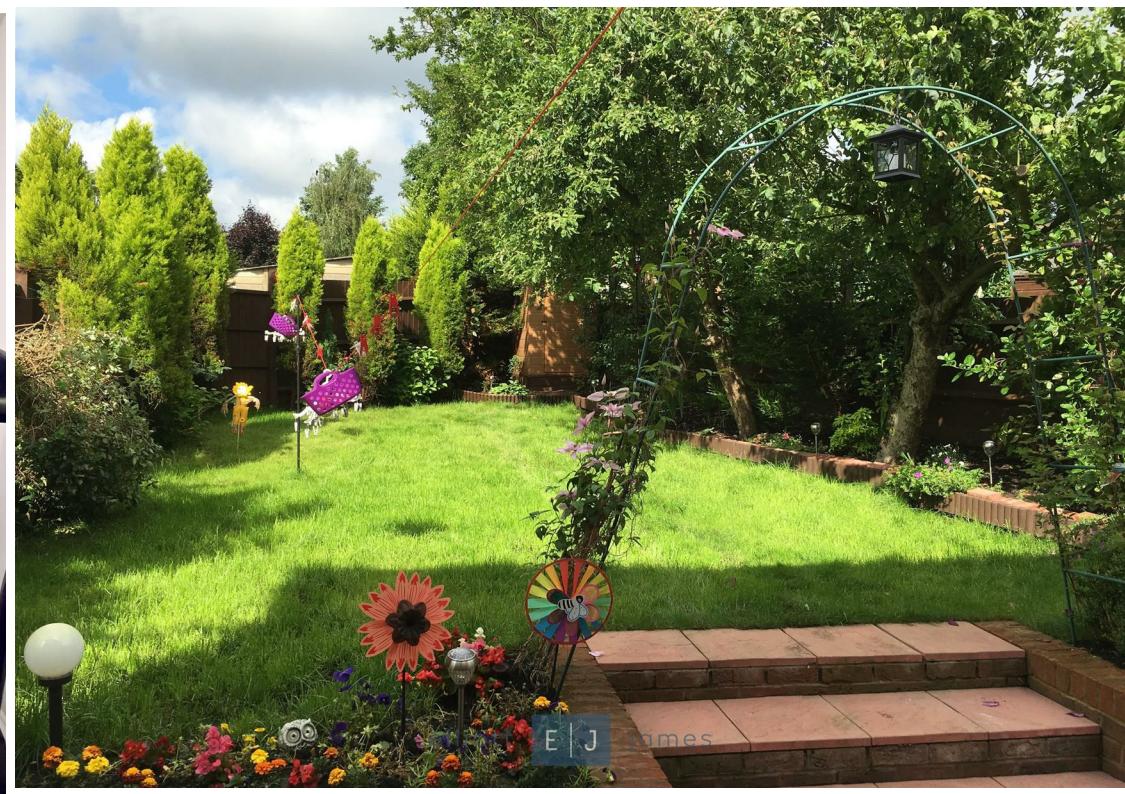
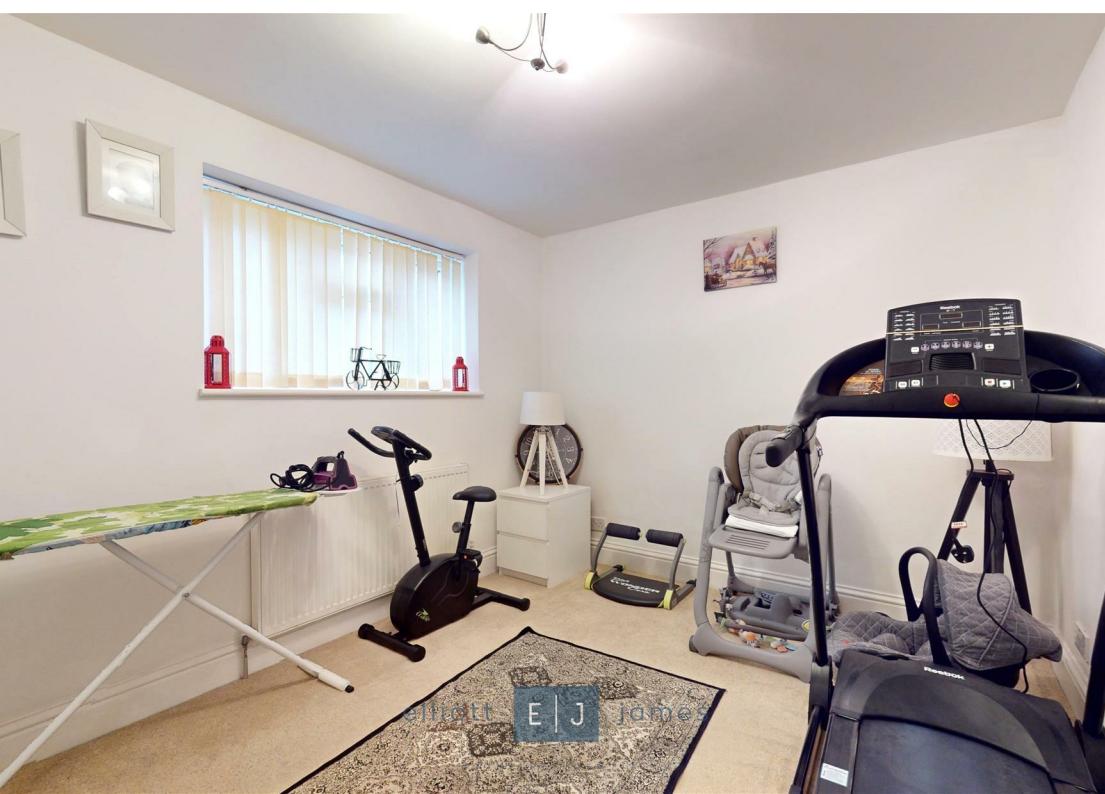
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Sqft 1861.00 sq ft	Type House - Semi-Detached	Style New Home
Bedrooms 5	Receptions 4	Bathrooms 3
Tenure Freehold	Local Authority Waltham Forest	Tax Band E

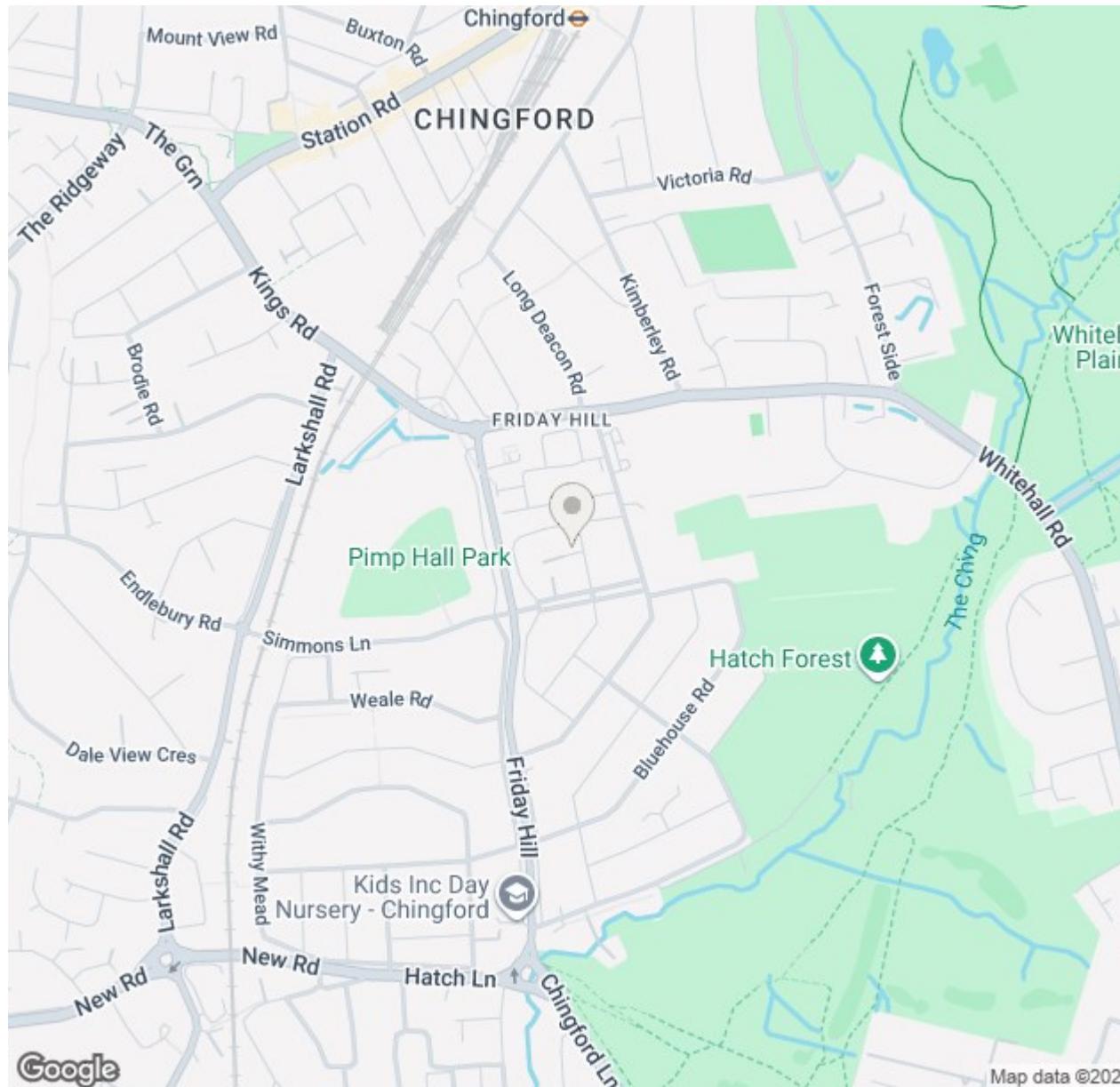
# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1011 SQ FT, 94 m<sup>2</sup>, FLOOR 2: 850 SQ FT, 79 m<sup>2</sup>  
 TOTAL: 1861 SQ FT, 173 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	D	

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	D	

England & Wales



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