



\*LET AGREED, SIMILAR ALWAYS REQUIRED\*
A spacious four/five bedroom semi-detached house located within walking distance of Chingford Mount and an excellent selection of good schools.

On the ground floor accommodation comprises of a formal lounge, dining room, kitchen/ breakfast room, study and bathroom. The first floor hosts four bedrooms and a family bathroom.

Externally, there is off street parking to the front for one/ two cars and a south westerly facing garden.



- Family House
- Generous Living Space
- Close to Transport & Amenities
- Four Bedrooms/ Two Bathrooms
- Off Street Parking
- South West Facing Garden













## New Road, E4 **Ground Floor** First Floor M Garden 6.1m x 12.8m (20'1 x 42'1) Bedroom 2.6m x 3.0m (8'7 x 9'9) Reception/ Dining 3.2m x 5.0m 10"7" x 16"6" Bedroom 3.7m x 5.7m (12'1 x 18'7) Bedroom 2.0m x 2.9m (6'5 x 9'6) Parking 6.1m x 7.5m (20'1 x 24'7) Total area: approx. 137 Sq. meters (1475 Sq. feet) For illustration purposes only - not to scale

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## BUTLER STAG

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