



Harford Road, Chingford, E4

BUTLER & STAG



GUIDE PRICE £525,000 - £550,000

A beautifully extended, two bedroom bungalow located on a quiet residential turning at the foot of Epping Forest with the shops and transport in North Chingford nearby.



Freehold

- Two Bedroom Bungalow
- Beautifully Extended
- Bi-Folding Doors to Garden
- Stylish Open Plan Living
- Secluded Rear Garden with Office
- Yardley School Catchment Area
- Quiet Location
- Off Street Parking

Butler & Stag are delighted to offer this much improved two bedroom bungalow set on a quiet turning adjacent to the open spaces of Epping Forest.

The current owners have taken time to extend the rear of the property to make stunning use of the living space and give open access to the secluded rear garden.

Each of the bedrooms are comfortably sized with painted wood flooring to enhance the character appeal. There is a modern three piece bathroom suite that again is perfectly judged to fit with the style and ambiance offered by this home.

The absolute star of the show is the open plan living space. The property benefits from a full width rear extension and has been opened up to create a fabulous living entertaining area that opens up with the Bi-Fold doors leading out.

The living area benefits from the same painted wooden floorboards, the feature fireplace with log burner adds a focal point and the contemporary fitted kitchen is highlighted with exposed brickwork.

The secluded garden has been designed to be calming and low maintenance with established plantings and Astro Turf lawn. Enhancing the usability is an outbuilding that the current owners use as a home office giving great work from home flex.

Harford Road is a quiet tree lined turning set within a mile of popular Station Road and yet with the open spaces of Epping Forest on your doorstep. Golf, Cycling, Horse riding are all leisure options and with excellent local pubs like the Royal Oak and the Kings Head, socialising with friends is covered.

There are several highly regarded local schools nearby and this home falls into the

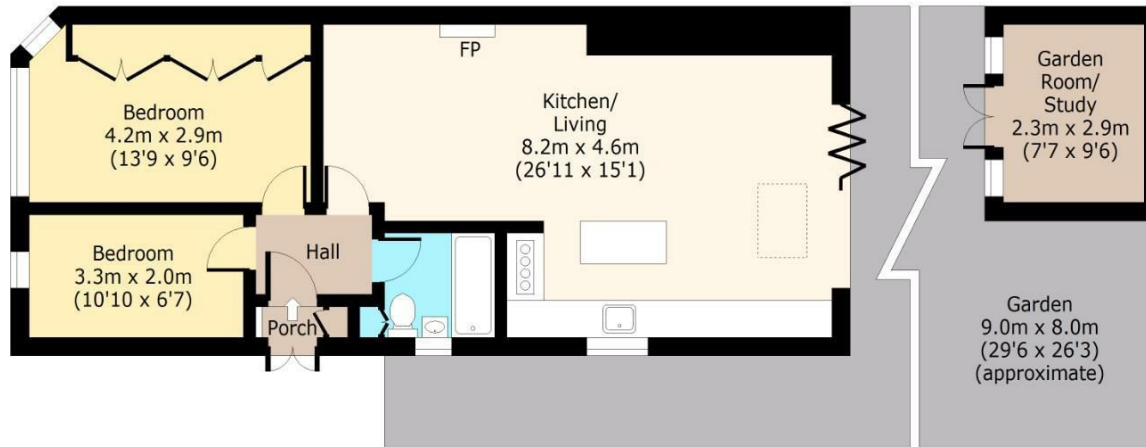




Harford Road

Ground Floor

Approx. 64.77 Sq. meters (697 Sq. feet)



Total area: approx. 64.77 Sq. meters (697 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

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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