



Bernwell Road, Chingford, E4

BUTLER & STAG



**CHAIN FREE. Semi detached home with huge potential to improve/extend is desired. Fabulous kerb appeal. Quiet Location, Highams Park Station 1.3 miles.**



## Freehold

- Well Proportioned Two Double Bedroom Home
- Chain Free
- Large Plot
- Great Kerb Appeal
- Private Rear Garden
- Garage
- Excellent Local Schools
- Close to Forest

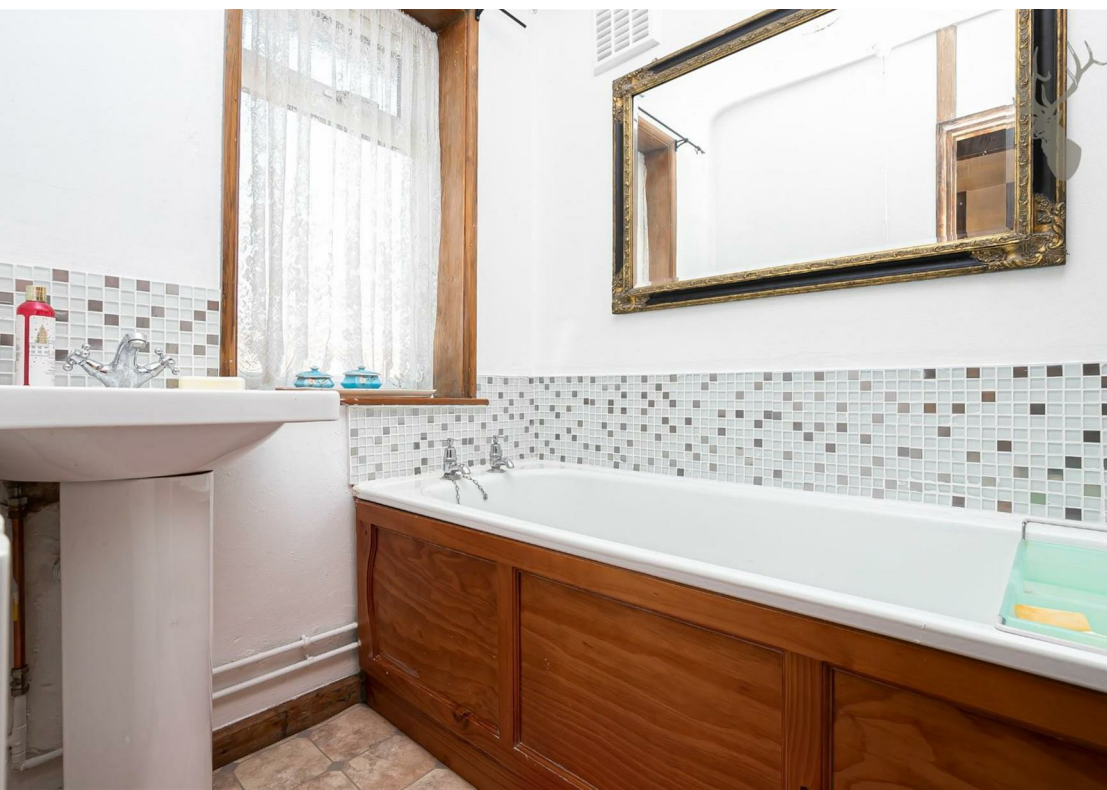
Available to view now, a surprisingly spacious, two double bedroom end of terrace house with a very broad frontage, giving masses of kerb appeal.

On the ground floor, the bright through reception is filled with natural light thanks to the bay windows to the front and double patio doors that lead out into the sunny rear garden. The kitchen is fitted with a selection of wall and base units with integrated hob and oven, and again side access to the rear garden.

Upstairs, both bedrooms are comfortable doubles and there is a family bathroom with separate WC. Externally, given the broad frontage there is drive parking for several vehicles, as well as access to a private garage giving excellent storage options.

Bernwell Road is a quiet turning off of Friday Hill, with access to Epping Forest within 200 yards, and with highly regarded schooling nearby. Access to the City and West end is a breeze with two overground stations (Highams Park TFL 4 and North Chingford TFL 5) both readily accessible.

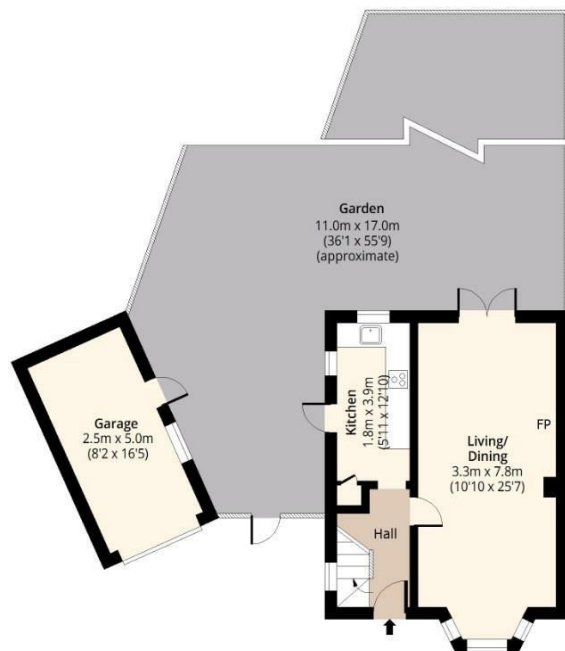




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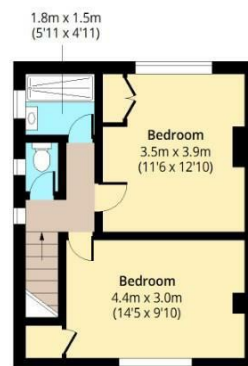
### Ground Floor

Approx. 39.11 Sq. meters (421 Sq. feet)



### First Floor

Approx. 37.81 Sq. meters (407 Sq. feet)



Total area(Including Garage): approx. 89.46 Sq. meters (963 Sq. feet)

Total area(Excluding Garage): approx. 76.92 Sq. meters (828 Sq. feet)

For illustration purposes only - not to scale  
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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.