



New Road, Chingford, E4

BUTLER & STAG



Two bedroom, ground floor with private garden and garage located a short walk away from Chingford Mount.



Leasehold - Share of

- Ground Floor Garden Flat
- Long Lease
- Walking Distance To Chingford Mount
- Private Garage
- No Service Charge Or Ground Rent
- Four Piece Bathroom Suite

This charming ground-floor layout offers a well-balanced mix of living and sleeping spaces. The home features two bedrooms, with the larger one positioned at the rear for added privacy, and the second ideally suited as a guest room or home office. The spacious lounge/diner is set to the side, creating a welcoming area for both relaxation and entertaining. The kitchen is neatly arranged for efficiency and conveniently placed adjacent to the lounge/diner. A central hallway connects all rooms and provides easy access to the bathroom, which is fitted with both a bath and a separate shower. Additional storage space is located off the hallway, adding practicality to the design.

Situated in the heart of Chingford Mount, this location offers the perfect balance of suburban peace and everyday convenience. The area boasts a friendly community atmosphere, with local shops, cafes, and essential amenities all within easy reach. Residents enjoy access to beautiful green spaces such as Memorial Park and Chase Lane Park, along with recent investment in improved leisure facilities and streetscapes. Excellent transport links provide straightforward connections into central London, making it an ideal choice for families, professionals, and anyone seeking a calm, well-connected place to call home.





New Road

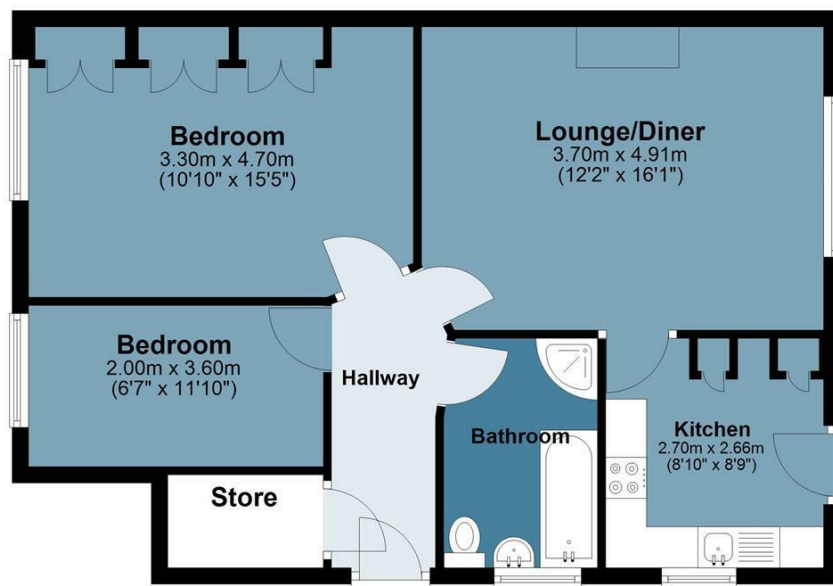
Approx. Gross Internal Area 61.8 Sq M (665.7 Sq Ft)

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Ground Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.

BUTLER & STAG

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