



Beresford Road, Chingford, E4

BUTLER & STAG



Guide Price £350,000-£375,000.
A well-proportioned and versatile two-bedroom apartment with share of freehold extending to approximately 696.5 Sq. ft, offering bright accommodation and the added benefit of a separate garage.

Leasehold - Share of Freehold



- Purpose Built
- Two Double Bedroom Second Floor Apartment
- Share of Freehold
- 696 Sq. Ft
- Modern Fitted Kitchen
- Separate Lounge/Diner
- Garage to Rear
- 0.3 Miles from Chingford Rail Station

The property opens into an entrance hall leading to a generous lounge/dining room, providing an excellent main reception space with ample room for both relaxing and entertaining.

The separate kitchen/dining room is well arranged and offers a functional layout with space for everyday dining, making it ideal for modern day-to-day living.

There are two double bedrooms, including a particularly well-sized principal bedroom, together with a bathroom and the added advantage of two useful store cupboards, enhancing the home's practicality.

Externally, the property further benefits from a garage/outbuilding of approximately 124 Sq. ft, ideal for storage, parking, or potential hobby/workshop use.





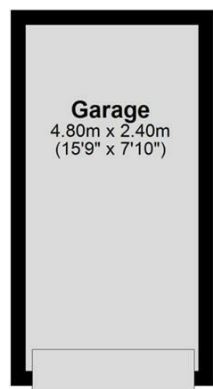
Beresford Road

Approx. Gross Internal Area 64.7 sq. metres 696.5 sq. feet)

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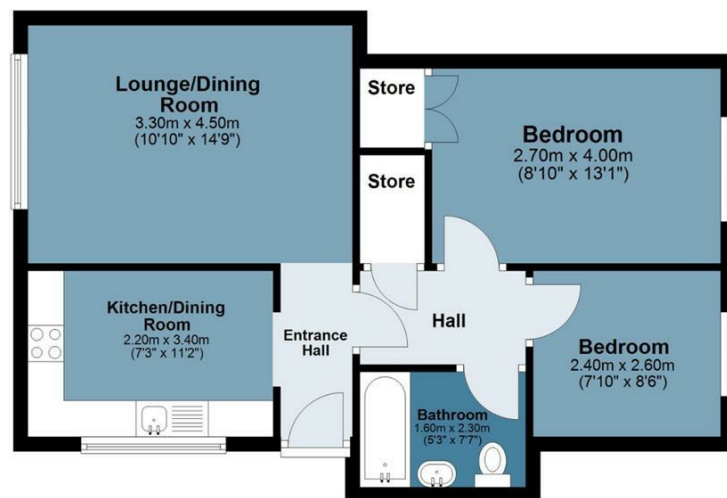
Outbuilding

Approx. 11.5 sq. metres (124.0 sq. feet)



Second Floor

Approx. 53.2 sq. metres (572.5 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.