



Epping Way, Chingford, E4

BUTLER & STAG



**Guide Price £490,000 -
£515,000.**

**An exquisite period home that
has been stylishly refurbished
to a very high standard.
Landscaped Rear Garden near
70' and detached garage.
Close to Epping Forest and
outstanding local schools.**



Freehold

- Two Double Bedroom Home
- Beautifully Updated
- Fully Refitted Kitchen/Bathroom
- Chingford Station (TFL 5) 1.6 Miles
- Quiet E4/Chingford Location
- Stylish Open Plan Kitchen/Dining Room
- Landscaped Rear Garden + Detached Garage
- Close to Outstanding Schooling and Epping Forest

Available to view now, this beautifully updated, two double bedroom, freehold home.

The current owners have completed a thorough renovation to the property to create a bright and contemporary living space that is filled with natural light and is supremely located for access to the outstanding Yardley Primary School.

With a bright through reception room that runs through to the dining area and kitchen, the space opens out directly to the stunning garden that extends close to 70'.

Upstairs, each of the bedrooms is a comfortable double and the family bathroom has been completely updated, in keeping with the same high standards as the rest of the home.

That fabulous rear garden offers an established lawn with mature planted borders, a cool decked area for entertaining and at the foot you will find a detached double garage with power (potential home office?)

Epping Way is a quite, tree lined residential turning with the open spaces of Epping Forest at the top of the street and with the popular shops, bars and transport of Station Road within 1.2 miles.





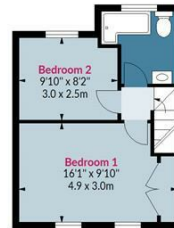
Epping Way, E4

Approx. Gross Internal Area 803 Sq Ft - 74.59 Sq M
Approx. Gross Garage Area 315 Sq Ft - 29.26 Sq M



Ground Floor

Floor Area 491 Sq Ft - 45.61 Sq M



First Floor

Floor Area 312 Sq Ft - 28.98 Sq M

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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/9/2023

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.

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