



Grove Road, Chingford, E4

BUTLER & STAG





# An exquisite, family home on a quiet residential street in popular Chingford. Excellent local schools, leisure centre and gym nearby. **HIGHAMS PARK/CHINGFORD OVERGROUND.**



## Freehold

- Immaculately presented Period Property
- Through Reception Room
- Top Floor Master Suite
- Close to Excellent local Schools
- Two Bathrooms
- Refitted Family Kitchen With Planning To Extend
- 75' ft Rear Garden
- Highams Park TFL 4/Chingford TFL 5

Located on a quiet Chingford turning, this four-bedroom, two-bathroom home has been stylishly updated by the current owners and offers beautiful, contemporary touches throughout that help set it apart from similar properties of this era. The bright bay fronted through lounge with a feature fireplace, under-floor heating, and wonderfully high ceilings is at the heart of this lovely home.

The kitchen/breakfast room has been thoroughly modernised, with fully integrated appliances, tiled flooring, a selection of contemporary fitted wall and base units, and complemented by natural stone worktops.

Upstairs, each of the bedrooms is a comfortable double as befits the style of the property, again with contemporary finishes and an eclectic colour palette. On the first floor, the family bathroom features a fully fitted four-piece suite. On the upper level, bedroom four has been laid out as a lounge area, complete with an exposed brick wall and ceiling skylights that create a perfect reading nook.

At the rear, the garden extends in excess of 75' and offers a laid patio area for entertaining that runs onto an established lawn area with mature planted borders.

Grove Road is a quiet residential road that is popular with families, its location with respect to local schooling is excellent, with several well-regarded state and independent schools nearby. For those that enjoy sports, Nuffield gym and the well-resourced Better Swim centre are a short stroll away, and there are many well-regarded parkland open spaces nearby.









## Grove Road

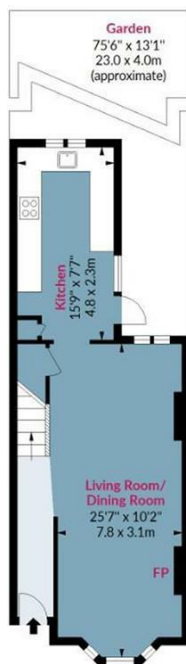
Approx. Gross Internal Area 113.25 Sq M ( 1219 Sq Ft )

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### Ground Floor

Floor Area 451 Sq Ft - 41.90 Sq M



### First Floor

Floor Area 413 Sq Ft - 38.37 Sq M



### Second Floor

Floor Area 355 Sq Ft - 32.98 Sq M



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.