



St. Catherine's Road, , E4

BUTLER & STAG



Set on a quiet E4 turning and with very popular schooling nearby. Close to PARKLAND and the open spaces of Epping Forest. Chingford (TFL 5) 1.5 Miles.



Freehold

- Three Double Bedrooms
- Bay Fronted Reception Room
- Garage
- Great Local Schooling
- Far Reaching Views
- Superbly Presented
- Bright Open Plan Kitchen/Dining Room
- Drive Parking
- Quiet Turning

Located on a quiet Chingford turning, this three double-bedroom family home is set in an elevated position and gives excellent access to local schools, parkland, and Epping Forest.

Refurbished to a very high standard, the property has a bright bay-fronted reception room with high-quality flooring and a featured French Stove as a centre piece.

Moving through, the back of the property has been opened up to provide a stunning open plan kitchen/living area. With a full range of fitted wall and base units, a cooking island, and doors out that give views across the rear garden.

Moving upstairs, each of the bedrooms is well proportioned in keeping with the period style of the house and again finished to the same very high standards as the rest of the property.

The family bathroom has been cleverly designed to encompass a full four piece suite, with a glazed shower cubicle and free standing bath.

Externally, at the front of the property, there is block paved parking for several vehicles and at the rear, the garden is laid out with several levels, with a seating area, mature lawns, and established flower borders. Additionally, a detached garage provides excellent storage space.

St Catherine's Road is a quiet turning that attracts little to no through traffic and is very popular with families that are looking for space and privacy. There are many highly regarded State and Independent schools nearby and the shops, bars, and restaurants of both Chingford Mount and Station Road (North Chingford) are well frequented and very popular on warm evenings.

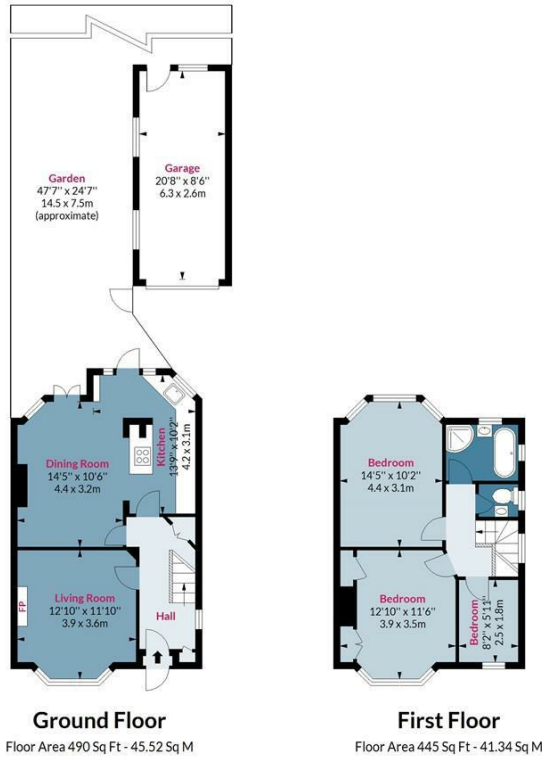
It's fair to say that Chingford has become popular with those looking for the open spaces of Epping Forest, but we also have some fabulous green spaces at Mansfield Hill and The Ridgeway Park, where you will find a well attended tennis school. Chingford Station (TFL 5) and Highams Park (TFL 4) give quick and easy access to the City and West End.





St Catherines Road, E4

Approx. Gross Internal Area 935 Sq Ft - 86.86 Sq M
Approx. Gross Garage Area 176 Sq Ft - 16.35 Sq M
Approx. Gross Total Area 1111 Sq Ft - 103.21 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

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BUTLER & STAG

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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.