



Westminster Gardens, Chingford, E4

BUTLER & STAG



GUIDE PRICE £475,000 - £495,000 Welcome to **Westminster Gardens**, a well-presented home nestled in the desirable North Chingford area, perfect for first-time buyers, just moments from the natural beauty of Epping Forest and a short stroll to the Overground station.



Freehold

- Beautifully Presented Two Bedroom House
- North Chingford Location
- South Facing Garden With Outbuilding
- Home Office Complete With Electric & Internet
- Off Street Parking With EV Charger
- 10 Minute Walk To Chingford Overground

Welcome to Westminster Gardens, a well-presented home nestled in a quiet cul-de-sac location in the ever-desirable North Chingford area, the property is a moment's walk from the natural beauty of Epping Forest and a short stroll to the Overground station—offering excellent links into the city.

This charming property features a bright and spacious lounge/dining area that flows seamlessly to the rear garden, alongside a separate modern kitchen and welcoming hallway on the ground floor. Upstairs, you'll find two generously sized double bedrooms, including a master with fitted wardrobes, and a stylish fully tiled bathroom.

Adding even more versatility, the garden hosts a detached outbuilding currently used as an office, fully equipped with electrics and WiFi—perfect for home working or creative use. The property also benefits from off-street parking with an EV charger, making it an ideal choice for modern living in a peaceful yet well-connected location.

Living in North Chingford offers the perfect blend of suburban charm and urban convenience. With Epping Forest right on your doorstep, residents enjoy easy access to scenic walks, cycling trails, and a real connection to nature. The area boasts a strong community feel, with a mix of independent shops, cafes, and restaurants along Station Road. Excellent transport links, including the Overground station, provide direct access to Liverpool Street, making it ideal for commuters. With its reputable schools, green spaces, and relaxed village-like atmosphere, North Chingford is a highly sought-after location for families and professionals alike.

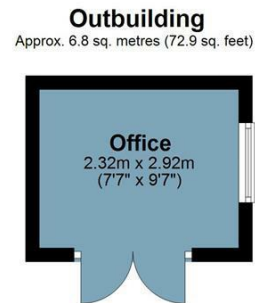
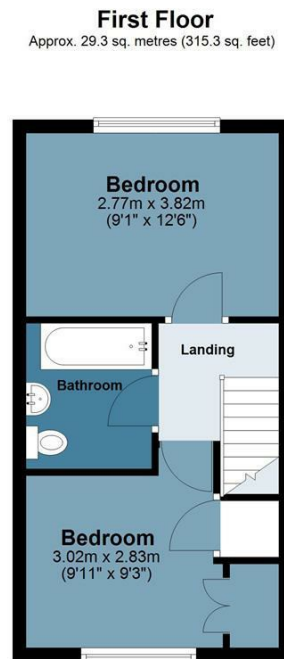
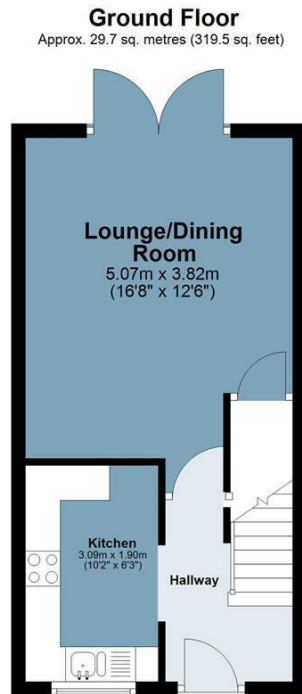




Westminster Gardens

Approx. Gross Internal Area 65.7 Sq M (707.7 Sq Ft)

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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.

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