



Brindwood Road, London, E4

BUTLER & STAG



A well-presented family home in a popular Chingford location boasting three bedrooms, two bathrooms, a utility room and off-street parking for two cars.



Freehold

- Charming Three Bedroom 1930's Semi
- Separate Utility Room
- Converted Loft Room With Pull Down Ladder
- Open Plan Kitchen Diner
- First Floor Family Bathroom & Ground Floor Shower Room
- Mature Rear Garden With Outbuilding

This beautifully presented home offers generous and versatile living across three floors, complete with a useful outbuilding workshop.

On the ground floor, the property boasts a welcoming hallway leading to a bright living room, a separate open-plan kitchen-dining area with a modern kitchen with direct access to the garden via French doors. Additional benefits on the ground floor include a utility room and a shower room, adding to the practicality of the space.

The first floor offers three well-proportioned bedrooms, including a stylish bay-fronted master bedroom, along with a contemporary shower room.

The second floor features a large loft room, perfect for use as a home office, guest room, or additional living space, with access to eaves storage with longer term potential to add a fourth bedroom and en-suite (STPP)

Outside, the property benefits from a private, mature rear garden and a detached workshop/outbuilding, ideal for hobbies, storage, or working from home.

Brindwood Road is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible.

Ridgeway Park, with its charming model railway, and Mansfield Park, with its stunning views across London, are within easy walking distance and the vast spaces of Epping Forest are nearby. Local primary schools include Parkside, Chase Lane and Yardley and Chingford Foundation secondary school and Sixth Form college.

In our opinion this property will make an excellent family home and viewing is highly recommended to fully appreciate this house!

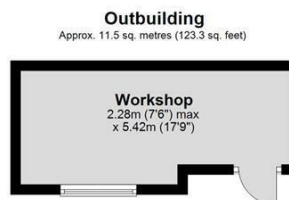
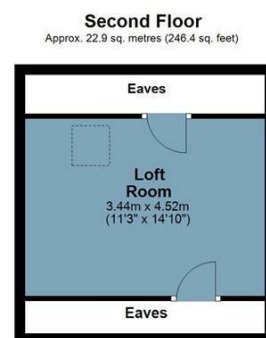
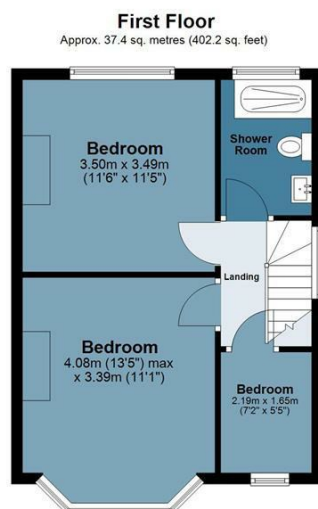
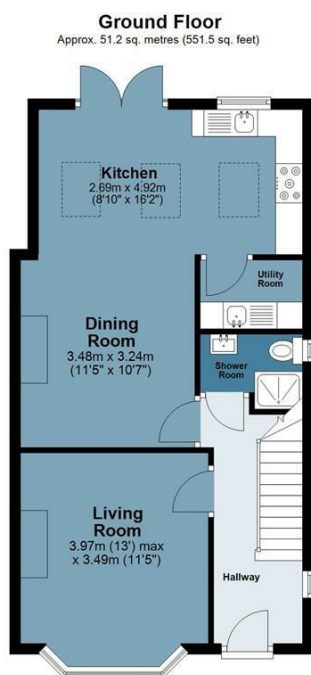




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Approx. Gross Internal Area 122.9 Sq M (1323.4 Sq Ft)

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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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