



Valley Side, Chingford, E4

BUTLER & STAG



An impressive, extended family home offering exceptional living space and in a quite location close to excellent schools, sports facilities and the open spaces of Epping Forest. PRC Certified, great mortgage options available.



Freehold

- Four Bedroom Family Home
- Fabulous Living Space
- Rear Garden Near 60'
- Close to Local Sports/Forest
- Fully Certified (Great Mortgage Options)
- Extended
- Very Well Maintained
- Patio Area for Entertaining
- Great Schooling Nearby

Butler & Stag are delighted to offer for sale this beautifully modernised four bedroom semi detached family home. The property has been extended and updated by the current owners and offers exceptional family living space over two floors. On approaching the property, the first thing that you will notice is the width of the plot, this of course translates into great room sizes throughout.

The property offers a bright 17' reception room, modern fitted kitchen and full width dining room with doors out to the rear garden.

Upstairs, four well proportioned bedrooms provide ample space for families and the bathroom is finished with high quality fittings. Externally, to the front on the property there is a pretty hedge enclosed front garden and at the rear, the garden extends close to 60' (encompassing the large shed) and offers a broadly Westerly aspect which is perfect for evening Sun.

Valley Side is a quiet residential turning with local shops at the end of the street, yet with the popular shops and Overground Train Station of North Chingford (TFL Zone Five) with a mile and a half. Also, you will find many highly regarded schools nearby. Open spaces of Epping Forest are always a popular draw for families and there is a golf driving range within a half mile.

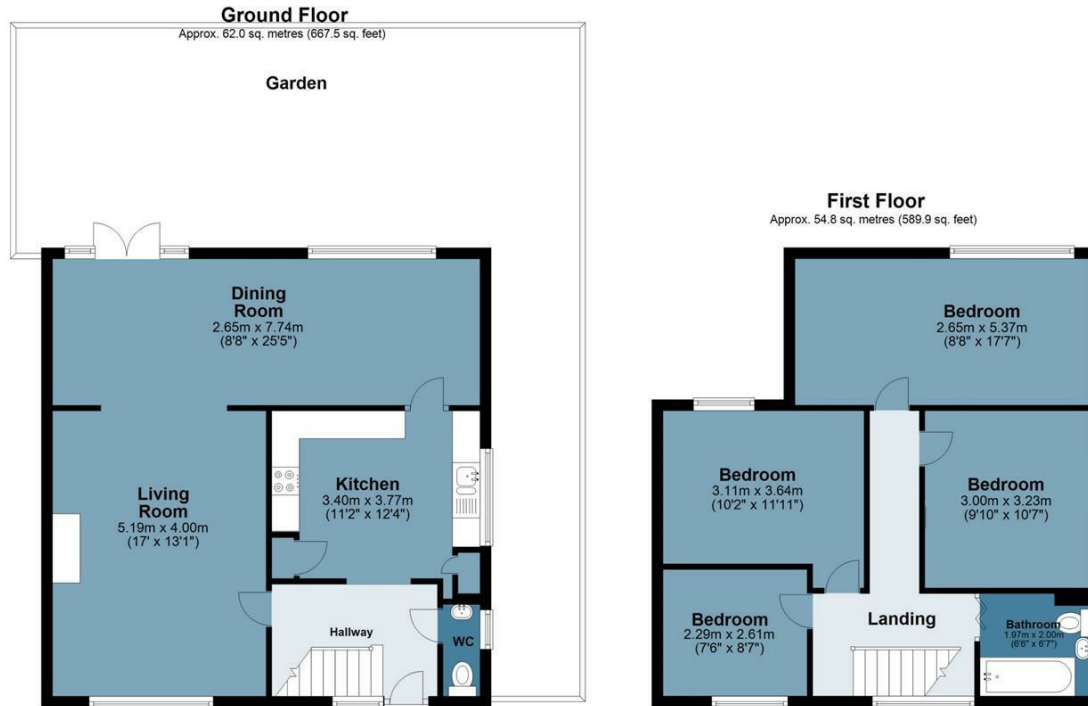




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Approx. Gross Internal Area 116.8 Sq M (1257.4 Sq Ft)

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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.

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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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