



Chingford Mount Road, London, E4

BUTLER & STAG



**This charming period conversion in Chingford has recently undergone full refurbishment and comes with off-street parking for two cars, and 100 ft private rear garden.**



## Leasehold

- Ground Floor Period Conversion
- Off Street Parking For Two Cars
- Walking Distance To Local Amenities
- 100 Ft Private Rear Garden
- Recently Redecorated And Refurbished Throughout
- Good Transport Links To North Chingford Station & Walthamstow Central

Charming ground-floor period conversion set on Chingford Mount Road, boasting a thoughtfully designed layout and fantastic outside space.

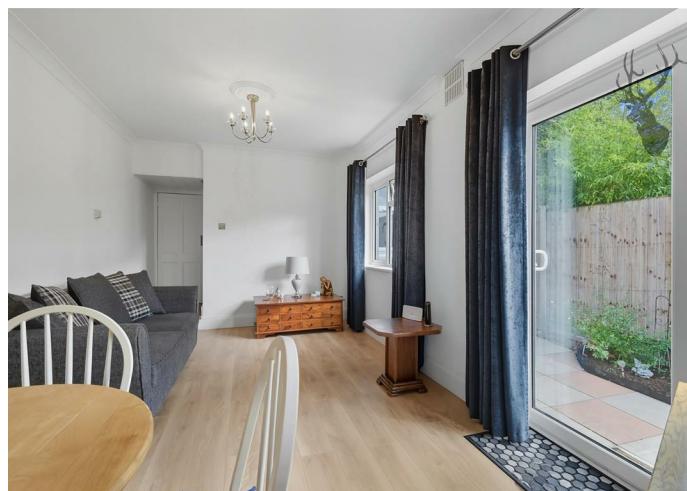
The property features a bright and airy living room that opens onto a modern fitted kitchen, creating a welcoming hub for both relaxing and entertaining. Two well-proportioned bedrooms are complemented by a stylish bathroom, with the second bedroom also lending itself perfectly as a study, nursery, or guest room.

One of the property's standout features is the impressive 100ft west-facing rear garden, offering the perfect retreat for outdoor dining, family gatherings, or simply soaking up the afternoon sun. To the front, the property further benefits from off-street parking for two vehicles, adding convenience to this attractive home.

Living in Chingford Mount offers the perfect blend of community spirit and convenience. The area is well-served with a wide variety of shops, cafés, and restaurants, as well as supermarkets and independent stores right on your doorstep. Excellent transport links provide easy access into Central London, while the nearby green open spaces of Epping Forest and Ridgeway Park are ideal for weekend walks, cycling, or family outings.

With highly regarded schools and a friendly, vibrant atmosphere, Chingford Mount is a popular choice for families, professionals, and those seeking a balanced lifestyle close to both city and countryside.

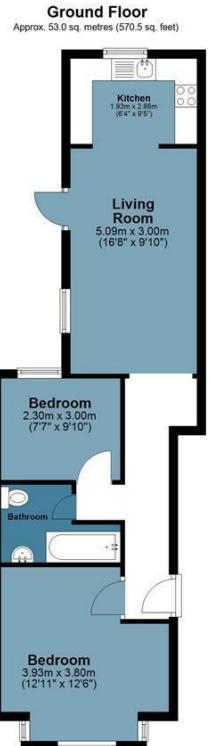
Service Charge -£0  
Ground rent - £60PA  
AGENTS NOTE - The vendor has advised us that there will be a newly extended lease on completion.





## Chingford Mount Road

Approx. Gross Internal Area 53 Sq M ( 570.5 Sq Ft )



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.  
© @modephotouk [www.modephoto.co.uk](http://www.modephoto.co.uk)

BUTLER & STAG

BUTLER & STAG

020 8504 9000

184 Queen's Road, Buckhurst Hill, IG9 5BD

[buckhursthill@butlerandstag.com](mailto:buckhursthill@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.