



Epping Way, London, E4

BUTLER & STAG



# Epping Way is the perfect starter home situated in the highly desirable area of North Chingford. **FREEHOLD**



## Freehold

- Sought After North Chingford Location
- 100' Ft Rear Facing Garden
- Three Bedrooms
- Good Decorative Throughout
- Large Through Lounge
- Ideal First Time Home

This charming two-storey home offers a well-designed layout, perfect for comfortable living. On the ground floor, you'll find a welcoming hallway leading to a spacious living room that flows seamlessly into a bright and open kitchen/diner area with direct access to a private garden — ideal for both relaxing and entertaining. A family bathroom is also conveniently located on this level.

Upstairs, the first floor features three well-proportioned bedrooms, providing ample space for a growing family, guests, or a home office. The largest bedroom is positioned at the front of the house, while the two additional bedrooms are located towards the rear and side, offering a good balance of privacy and practicality. This home combines thoughtful design with a cosy feel, making it a great option for modern living.

Living in this lovely area of Chingford offers a unique blend of suburban tranquility and urban convenience. This well-established residential area is known for its friendly community atmosphere, tree-lined streets, and proximity to green spaces such as Epping Forest.

Families are drawn to this area for its reputable local schools, parks, and safe, peaceful environment. At the same time, excellent transport links, including nearby Chingford Station, provide easy access to central London, making it ideal for commuters. With a mix of traditional and modern homes, this highly desirable area appeals to a wide range of residents looking for a balanced lifestyle in one of East London's most sought-after neighbourhoods.





## Epping Way

Approx. Gross Internal Area 66.2 Sq M ( 712.9 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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