



Rookwood Gardens, , E4

BUTLER & STAG





**GUIDE PRICE - £330,000 - £350,000. A two bedroom, ground floor maisonette with private rear garden and extended lease. Close to Epping Forest and with the shops, bars, restaurants and TFL 5 transport of Chingford just 0.6 miles.**



## Leasehold

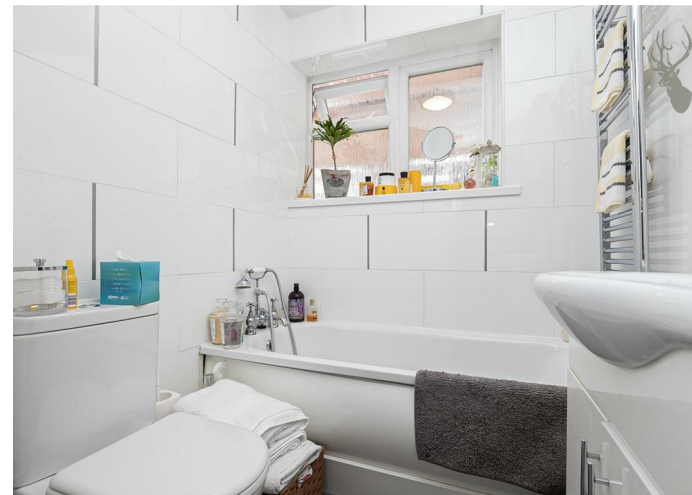
- Two Double Bedrooms
- Private Rear Garden
- Quiet Location
- Chingford Station (TFL 5) 0.6 miles
- Ground Floor
- Virtual Freehold
- Close To Forest
- Shops, Bars & Restaurants of Station Road 0.6m

Available to view, Butler & Stag are delighted to offer for sale this two double bedroom, ground floor maisonette with private rear garden.

The property has been very well looked after by the current owner and offers a bright reception room, two well proportioned double bedrooms, a fitted three piece bathroom suite and modern kitchen with doors out to a private rear garden.

The property offer full gas central heating and double glazed windows throughout.

Rookwood Gardens is a small residential turning set very close to the edge of Epping Forest, yet just a short walk away (0.6 Miles) you will find the shops, bars and popular restaurants of Station Rd as well and Chingford Station (TFL 5) giving excellent access to Central London.





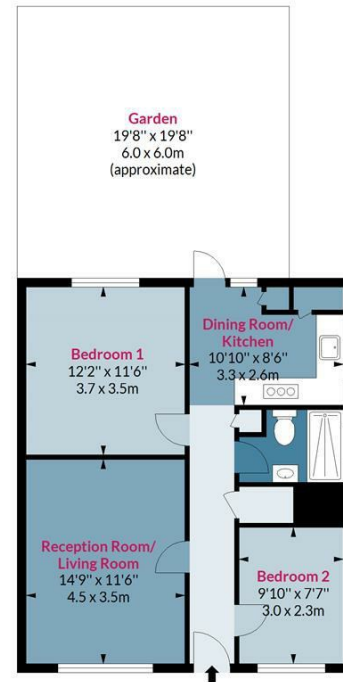




## Rookwood Gardens, E4

Approx. Gross Internal Area 625 Sq Ft - 58.06 Sq M

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### Ground Floor

Floor Area 625 Sq Ft - 58.06 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 10/5/2023

BUTLER & STAG

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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.