



Hampton Road, London, E4

BUTLER & STAG



**£625,000-£650,000 Guide Price.
Open Day Saturday 2nd May
2.30-4.00 pm.
Being sold with no onward chain,
this beautifully presented, 1930s
family home has been finished to
a fantastic specification
throughout and still offers plenty
of potential to extend (STPP).**



Freehold

- Four Bedrooms/Two Bathrooms
- Substantial Corner Plot With Potential To Extend
- Principal Loft Room With En-Suite
- Off Street Parking With Garage
- Short Walk To Local Amenities Of Chingford Mount
- 1,418 Sq. Ft Of Living Accommodation

This beautifully presented 1930s end-of-terrace home offers spacious, flexible accommodation across three well-designed floors, perfect for modern family living.

On the ground floor, the home opens with a welcoming porch and entrance hallway, leading into a bright and comfortable front living room. To the rear, an impressive open-plan kitchen/living area creates the ideal space for family gatherings and entertaining, with direct access to the rear garden. A convenient ground floor WC and internal access to the attached garage enhance practicality and storage options.

The first floor features two generously sized double bedrooms, a well-appointed family bathroom, and a separate study – perfect for working from home or as a nursery or dressing room.

The top floor is a standout feature, boasting a large master bedroom with an en-suite shower room and ample built-in storage within the eaves. This loft conversion offers a peaceful and private retreat.

Externally, the property benefits from a driveway for off-street parking, a garage, and a large rear garden with excellent potential for further extension or development, subject to planning permission.

Chingford Mount is a great place for families, offering a welcoming community feel with plenty of amenities tailored to everyday family life. The area boasts several good schools, including Chase Lane and Salisbury Manor, as well as Burnside Secondary School, nurseries, and parks, including the popular Ridgeway Park, which has a playground and miniature railway that children love. Local shops, supermarkets, and family-friendly cafes make running errands easy, while the quiet

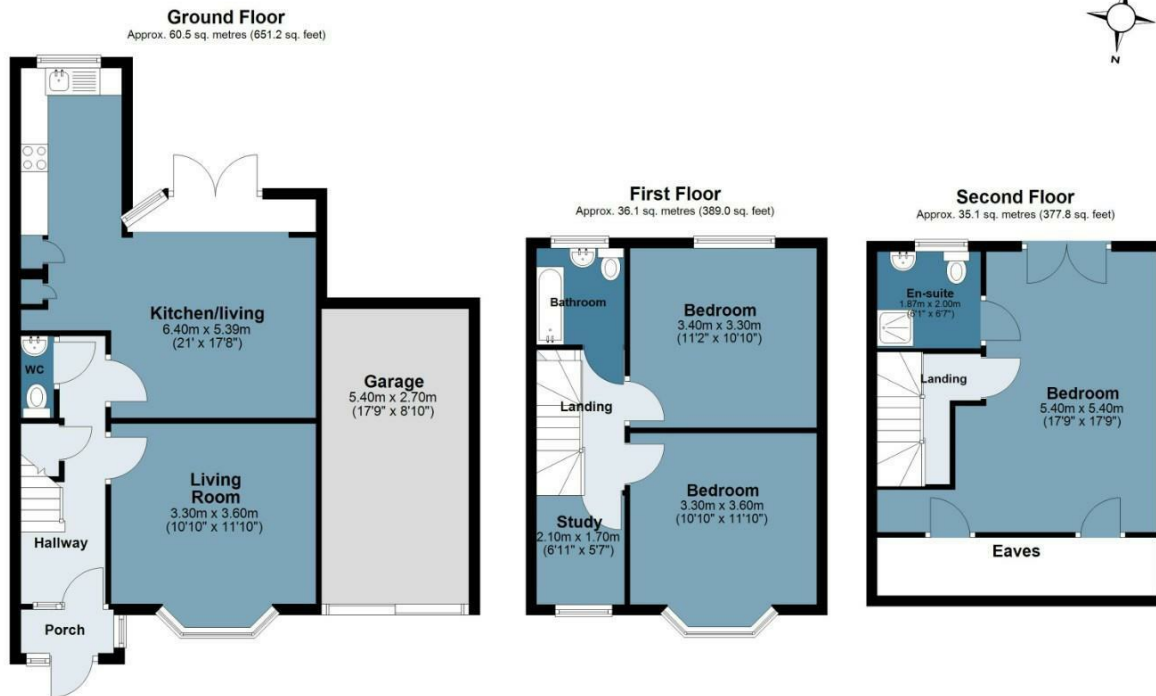




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Approx. Gross Internal Area 131.7 Sq M (1418 Sq Ft)

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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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