

## Hall Lane E4

Approx. Gross Internal Area 854 Sq Ft - 79.34 Sq M



THE STOW BROTHERS



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.

Date: 24/3/2026

Driveway  
20'2" x 18'0"

Reception Room  
24'11" x 15'1"

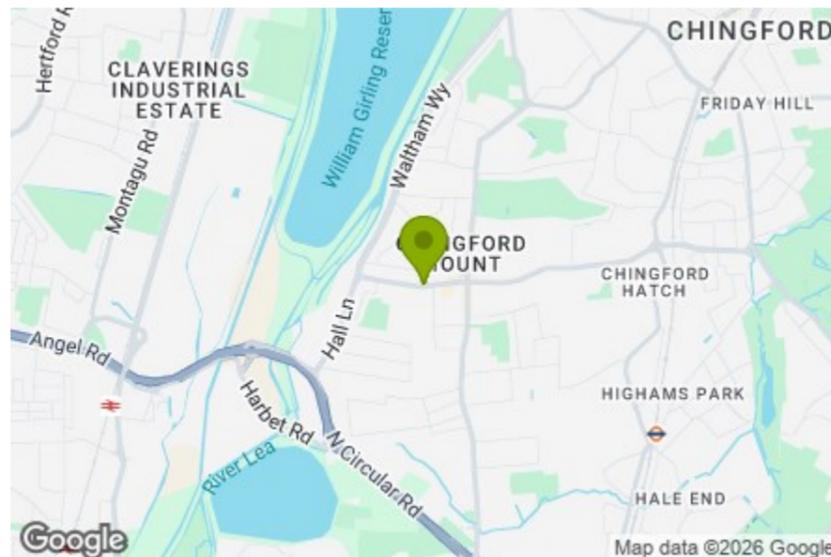
Kitchen  
14'6" x 8'6"

Garden  
70'3" x 16'0"

Bedroom  
15'1" x 11'1"

Bedroom  
10'9" x 8'2"

Bathroom  
7'10" x 6'6"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## HALL LANE, CHINGFORD

Offers In Excess Of £485,000 Freehold  
2 Bed House - Mid Terrace

### Features:

- Two Bedroom House
- 1930s Mid Terrace
- Potential to Extend (STPP)
- Off Street Parking
- Close to Local Amenities
- (Add Garden Length)
- Approx 854 Square Foot

A bright and well-proportioned two bedroom 1930s mid terrace, close to the everyday convenience of Chingford Mount. With off street parking, around 854 square feet of internal space, a rear garden stretching to just over 70ft and further potential to extend, subject to planning permission, this is a home that already works well and still leaves room for future plans. Hall Lane bus links are close at hand, while green space is never far away in this part of E4.



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#### IF YOU LIVED HERE.....

You'd step into a wonderfully long reception and dining room, where pale timber flooring and a large bay front window give the whole space an easy, airy feel with lots of natural light. At over twenty five feet in length, there is ample space to relax at one end and gather around the table at the other.

The kitchen sits to the rear and is neatly arranged with generous worktops, plenty of cabinetry and a skylight overhead. A door opens straight onto the garden, which ends with a useful shed. It is a lovely amount of outside space to have from the outset, and it also adds to the sense of possibility here.

Upstairs, the main bedroom spans the full width of the house, while the second bedroom is another comfortable room with fitted storage. The bathroom is especially practical, with both a separate shower and a bath. Altogether, the house feels well cared for, with a calm, neutral finish and plenty of scope to make it your own over time.

#### WHAT ELSE?

- Ridgeway Park is within easy reach and gives you tennis courts, a bowling green and the much-loved miniature railway, so there is plenty nearby when you want open air and a change of pace.

- For coffee, cake or a weekend wander, Humphry's Café at Highams Park is a lovely local favourite, set beside the lake in one of the area's best loved green spaces.

- Hall Lane bus stops are close by, with direct services towards Chingford Station, and from there you can head into Liverpool Street with ease.



#### A WORD FROM THE EXPERT...

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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