

Burnham Road, Chingford, London, E4



DIMENSIONS

Entrance
Via front door leading into:
Entrance Hallway
Staircase leading to first floor. Door to reception room two & kitchen.

Reception Room One
13'0 x 12'0
Open To:

Reception Room Two
12'6 x 12'0
Doors leading into:

Kitchen/Diner
15'6 x 9'8
Access to rear garden.

First Floor Landing
Staircase leading to second floor. Doors to all first floor rooms.

Bedroom One
12'0 x 9'7

Bedroom Two
11'10 x 9'7

Bedroom Three
7'5 x 6'0

First Floor Bathroom
6'0 x 6'0

Second Floor Landing (Loft)
Door to:

Bedroom Four
16'10 x 10'2
Door to:

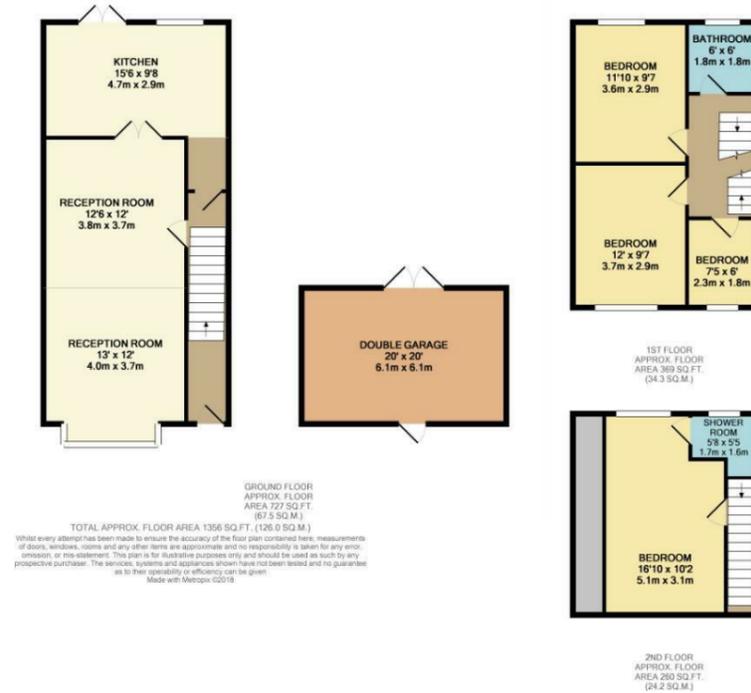
Shower Room
5'8 x 5'5

Rear Garden
approx 130'

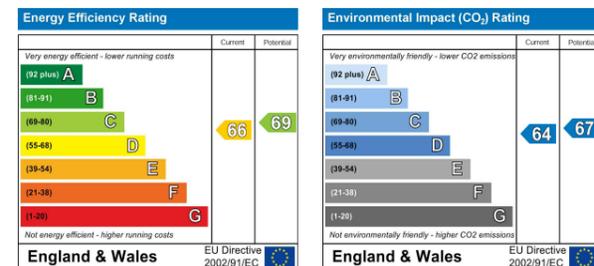
Detached Double Garage
20'0 x 20'0

Off Street Parking
Driveway to front.

FLOORPLAN



EPC CHART



The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

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Burnham Road, Chingford, London, E4

Offers In Excess Of £470,000

FOR SALE

2 2 4

Freehold

- Extended Mid Terrace House
- Four Bedrooms
- Two Reception Rooms
- Loft Conversion
- Double Glazed & Gas Central Heating
- Close To Chingford Mount & Cork Tree Retail Park
- Approx 130' Rear Garden
- 20' x 20' Detached Double Garage
- No Onward Chain
- 1356 Sq Ft (126.0 Sq M)

In our experience, everyone is looking for something different when it comes to choosing their next (or first) property. Which is a good thing, otherwise who would need estate agents?! (Perish the thought). However, when it comes to family homes, one of the key factors that literally buyer agrees on is that they want space, and lots of it. In which case, this lovely terraced house close to Chingford Mount is bound to be popular. Obviously having four bedrooms and two bathrooms spread over the upper two floors is fantastic, ensuring plenty of space for the junior members of the family and thus likely keeping sibling disharmony to a minimum. However, it's on the ground floor that this house really scores as a family home, with an open plan feel created by the through lounge and kitchen diner, which flow seamlessly into each other. The latter also offers access to the large rear garden, at the end of which is a double garage. This could easily be turned into a home office, home gym, workshop, or maybe just a fantastic man cave, for when you simply need to get away from it all for a while. Yep, this house has both space in abundance and space for everyone, whoever they are and whatever they are doing. Only question surely then is, are those people you...???

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Living here...

Walking distance from Chingford Mount and Cork Tree Retail Park (that's the shopping sorted then), close to a number of parks and the wide open spaces of the reservoirs (for when you or the kids need to burn off some energy), and within easy reach (for the daily commute) of the North Circular Road and Angel Road station (and Meridian Water station from 2019), the location of this house merely adds to its desirability. It's a fantastic area in which to live, and one where something new always seems to be happening. No wonder it's popular with families - it has something for everyone, whatever their age.



In This Area - By Walthamstow Diary

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