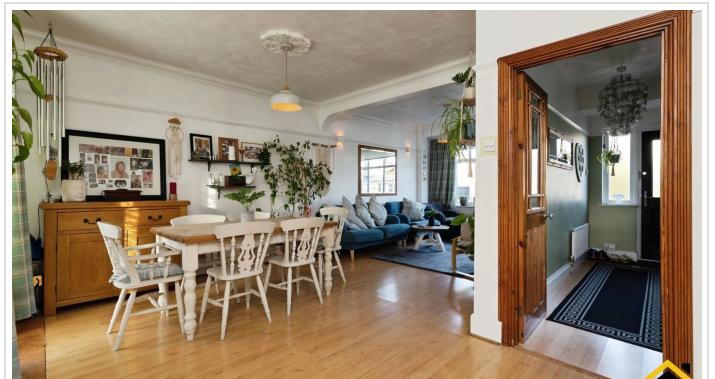


4 Bed Semi-Detached In Harold Road Chingford, London, E4 9SN

£655,000





SHORT DESCRIPTION

Property Ref: 17530 Spacious Four-Bedroom Semi-Detached Home in a Quiet, Central Chingford Location This bright and well-proportioned family home offers four double bedrooms, an open-plan living and dining area, a downstairs WC and excellent potential for a loft conversion, subject to the necessary permissions. A separate entrance hall leads into the spacious living-dining room, where large windows and patio doors fill the space with natural light and provide direct access to the garden. The generous kitchen also overlooks and opens onto the garden, with a useful utility room and downstairs WC located just off it. Upstairs are four double bedrooms, including two particularly spacious rooms and one featuring a charming built-in window seat with useful storage. Outside, the property benefits from a spacious private driveway, ample permit-free street parking and a mature rear garden complete with built-in sheds and an established pond. Ideally located in a peaceful yet central part of Chingford, the property is within easy reach of high streets, Overground stations, well-regarded primary and secondary schools, and Central line connections. Two nearby gyms with swimming pools, as well as local woodland and a dog park, are just minutes away. Key features: Four double bedrooms Spacious open-plan living dining room Bright interiors with large windows and patio doors Generous kitchen with garden access Downstairs WC and separate utility room Mature private rear garden with sheds and pond Spacious private driveway Ample permit-free street parking Potential for a loft conversion, subject to planning permission Quiet, central Chingford location Excellent transport, school and leisure links Property Type: Semi-detached Full selling price: £655000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1227 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Driveway Heating Type: Double Glazing, Gas Central Heating, Gas Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

4

Bed Room(s)

2

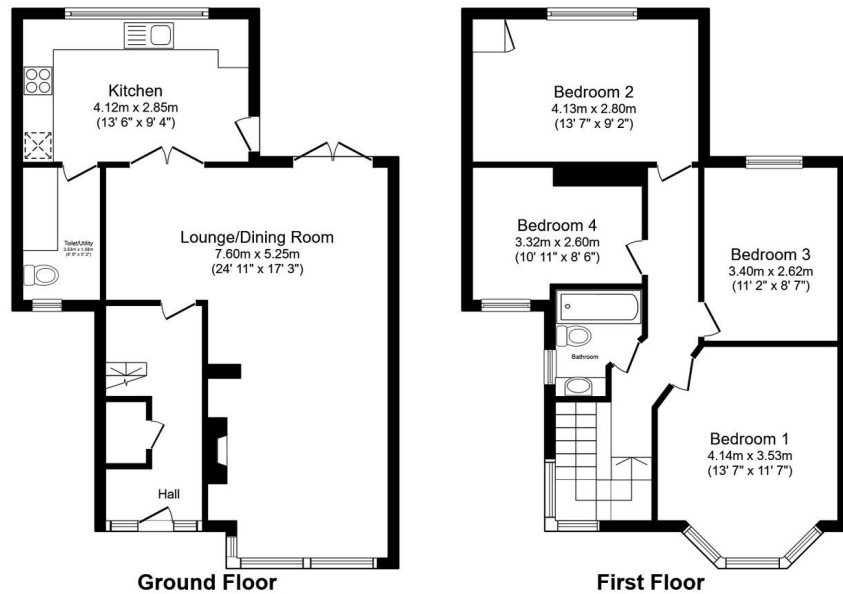
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 114.0 sq.m. (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

