

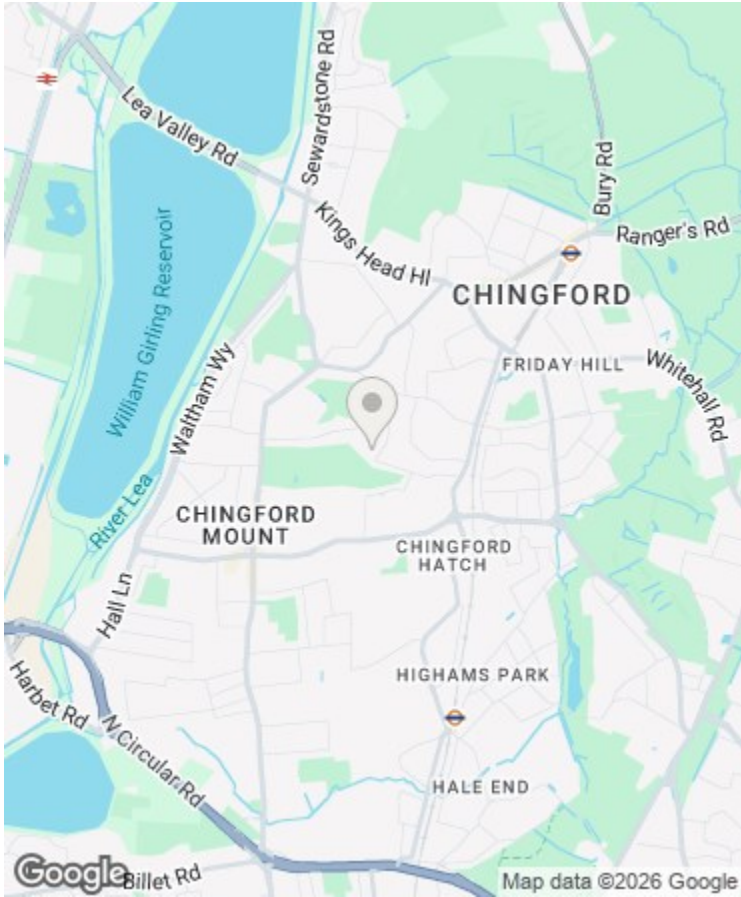
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

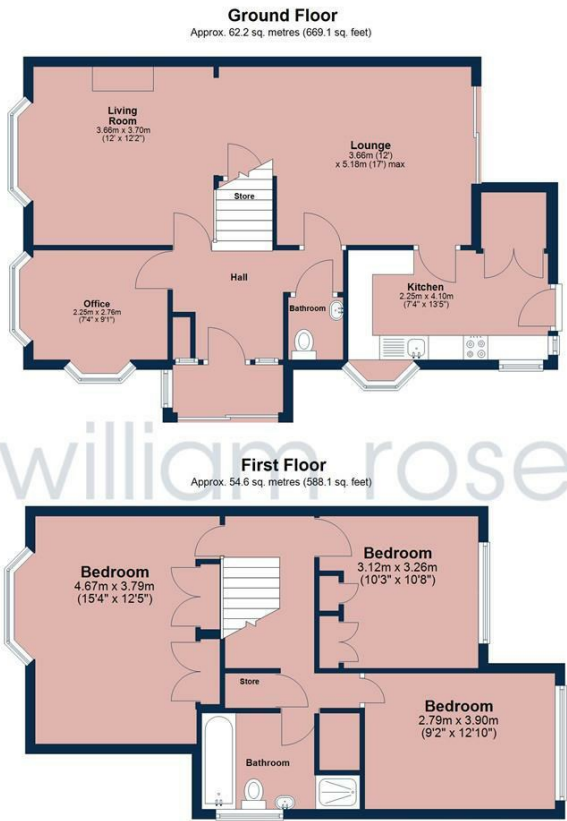
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



29 Moreland Way, Chingford, London, E4 6SG

Guide Price £675,000

- Three-bedroom semi-detached family home
- Two spacious reception rooms
- Well cared for and maintained throughout
- Off-street parking to the front
- Scope for further development (STPP)
- Versatile ground floor office / potential fourth bedroom
- Separate fitted kitchen with garden access
- Chain free sale
- Well-kept private rear garden
- Sought-after Chingford location close to stations, schools & Epping Forest



Total area: approx. 116.8 sq. metres (1257.2 sq. feet)
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp...

Moreland Way

29 Moreland Way, London E4 6SG

A well-presented, chain-free three-bedroom semi-detached home offering generous living space, a versatile ground floor office with potential as a fourth bedroom, off-street parking and a beautifully maintained garden. Set on a popular residential road in Chingford, the property also benefits from excellent scope for further development (STPP) and convenient access to local schools, transport links and Epping Forest.

Set along a quiet and popular turning in Chingford, this chain-free semi-detached family home on Moreland Way offers generous proportions, flexible living space and exciting potential for the future.

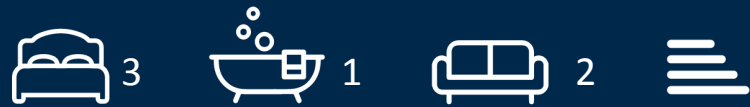
The ground floor flows beautifully, with two spacious reception rooms providing ample room for both relaxing and entertaining. A separate kitchen sits to the rear with access to the garden, while a versatile ground floor office offers excellent flexibility and could easily serve as a fourth bedroom, playroom or guest space.

Upstairs, the first floor hosts three well-sized bedrooms and a family bathroom, all arranged around a central landing. The home has been clearly well cared for, presenting a solid and comfortable base for a new owner to move straight in while also offering scope to personalise.

Outside, the property benefits from off-street parking to the front and a lovingly maintained rear garden, perfect for summer evenings, family time or green-fingered ambitions. There is also strong potential for further development (subject to the usual consents), making this a compelling long-term investment.

Moreland Way is well placed for local schools, neighbourhood shops and cafés, with Chingford Station offering direct connections into Liverpool Street. The wide open spaces of Epping Forest are close by too, providing a natural escape right on your doorstep.

A warm, flexible home in a well-connected location, ready for its next chapter.



Council Tax Band: E

