

## Directions

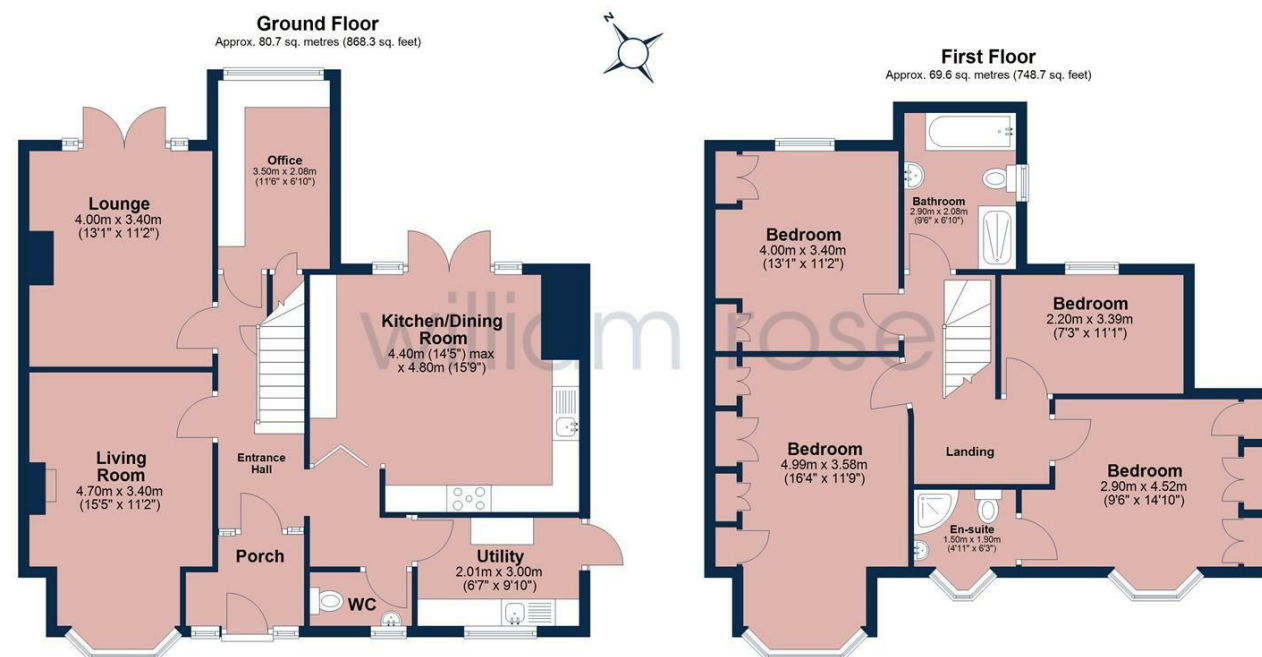
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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Lynton Road



12 Lynton Road, Chingford, London, E4 9EA

Offers Over £850,000

- Extended Semi-Detached Home
- Large Multi-Car Driveway
- Principal Bedroom with En-Suite
- Two receptions & Separate Home Office
- Utility Room & Ground Floor WC
- Sought-After Lynton Road
- Four Bedrooms
- Spacious Kitchen/Dining Room
- Spacious Kitchen
- Close to Station & Green Spaces

## 12 Lynton Road, London E4 9EA

An extended semi-detached family home on sought-after Lynton Road in Highams Park, offering generous and flexible accommodation across two floors. Highlights include a large driveway for multiple cars, two reception rooms, a separate office, spacious kitchen/dining room, utility room, four bedrooms and an en-suite to the principal bedroom, all within easy reach of Highams Park Station, local amenities and nearby green spaces including Highams Park Lake and Epping Forest.



Council Tax Band: E



Set on Lynton Road in the heart of Highams Park, this extended semi-detached family home offers an impressive blend of space, flexibility and everyday convenience, complete with a large driveway for multiple cars and a wonderfully practical layout arranged across two floors.

The ground floor has been thoughtfully extended to create a home that works beautifully for modern family life. There are two generous reception rooms to the front, giving plenty of space for both relaxing and entertaining, while a separate office provides an ideal spot for home working, study or play. To the rear, the extended kitchen/dining room forms the natural hub of the home, with excellent proportions, plenty of room to gather and direct access out to the garden. A utility room, ground floor WC and welcoming entrance hall add further practicality.

Upstairs, the sense of space continues with four bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a family bathroom, making the layout ideal for growing families, guests or anyone needing extra work-from-home space.

Outside, the substantial driveway provides off-street parking for multiple vehicles, a real advantage in this sought-after residential setting.

Lynton Road is well placed for everything Highams Park has to offer, with the station providing swift links into London Liverpool Street, alongside a great choice of local shops, cafés and everyday amenities around The Avenue. The area is also known for its excellent access to green space, with Highams Park Lake, Epping Forest and nearby parks all within easy reach, offering weekend walks, bike rides and a welcome escape from the city.