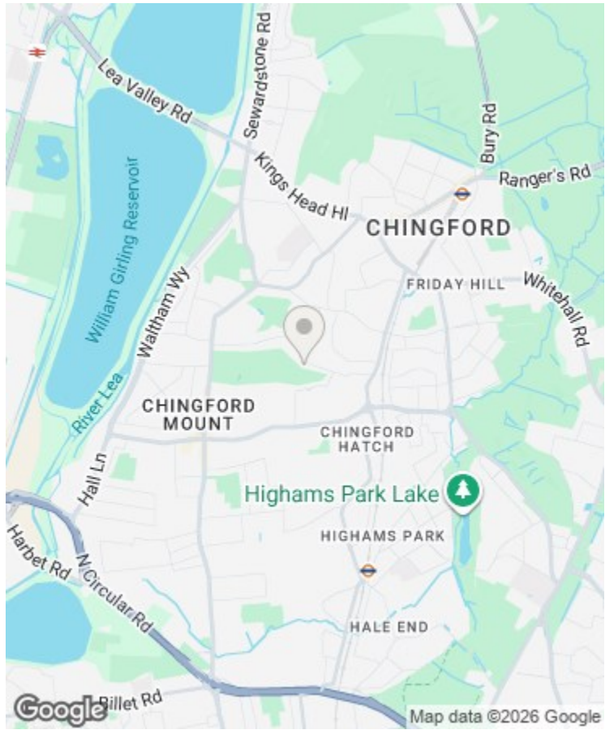
william rose



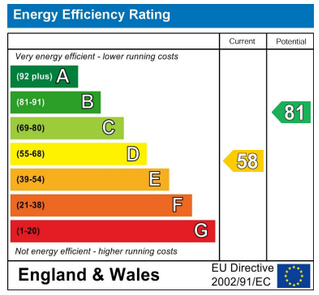
Directions

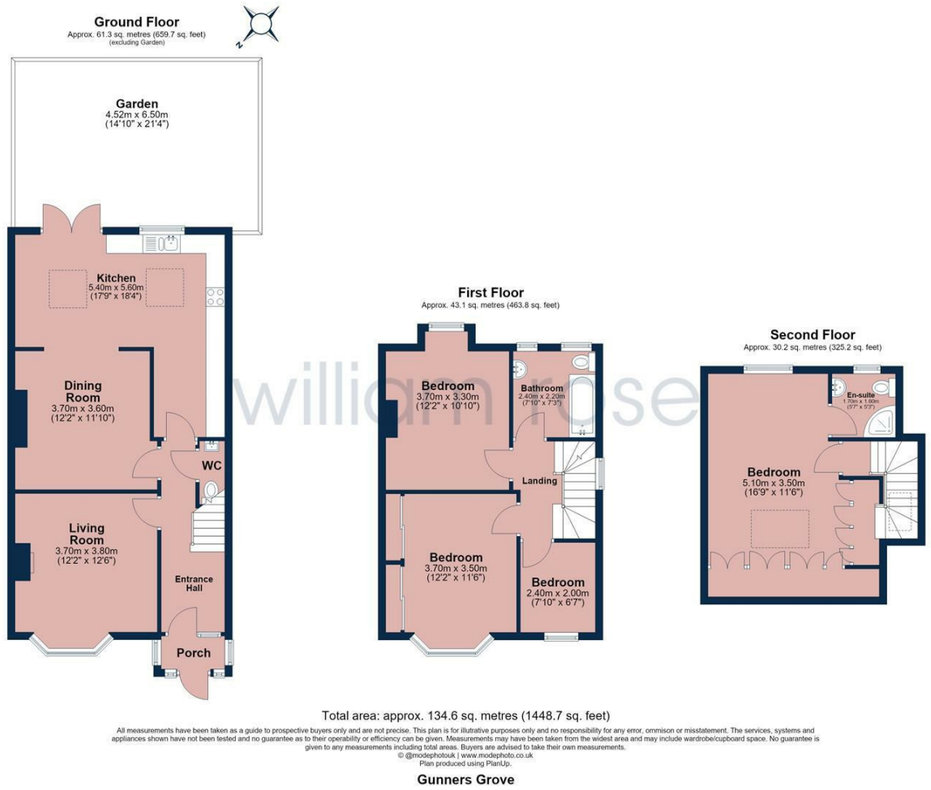
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

D













44 Gunners Grove, Chingford, London, E4 9SS

Offers Over £750,000

- Four-bedroom family home
- Spacious extended kitchen
- Principal bedroom with en-suite
- Rear garden with side access
- Close to Chingford, Highams Park and local amenities
- Arranged over three floors
- Separate living and dining rooms
- Family bathroom plus ground-floor WC
- Driveway parking for two cars
- Convenient for transport links, schools and Epping Forest

30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

44 Gunners Grove, London E4 9SS

Set within a popular residential turning in Chingford, this well-presented four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors, together with a private rear garden and a driveway for two cars.

4 | 2 | 2 | D | Council Tax Band: E







The ground floor opens through a welcoming entrance hall and provides a particularly comfortable arrangement of living space. To the front is a separate living room, while the adjoining dining room creates an excellent setting for family meals and entertaining. To the rear, the extended kitchen provides plenty of room for cooking, dining and everyday family life, with double doors opening directly onto the garden. A useful ground-floor WC completes this level.

The first floor is arranged around a central landing and offers three bedrooms, including two well-proportioned double bedrooms together with a further bedroom that would work equally well as a child's room, nursery or home office. A family bathroom is also located on this floor. The second floor has been thoughtfully converted to provide an impressive principal bedroom complemented by its own en-suite shower room and useful built-in storage. In total, the accommodation extends to approximately 1,449 sq ft, providing an excellent amount of space for a growing family.

Outside, you'll find a well-kept rear garden that's a natural extension of the living space during the warmer months. To the front, the driveway provides parking for two vehicles.

Gunners Grove is well positioned between the amenities of Chingford Mount, Highams Park and North Chingford's Station Road, giving residents access to a varied selection of shops, cafés, restaurants and everyday services. The area is particularly appealing for those who enjoy the outdoors, with Ridgeway Park nearby and the extensive open spaces of Epping Forest within easy reach for walking, cycling and recreation.

Transport connections are also convenient, with both Highams Park and Chingford stations accessible from Gunners Grove. Both are served by the London Overground Weaver line, providing direct services towards London Liverpool Street and connections at Walthamstow Central for the Victoria line. Families are also well catered for by a choice of schools in the surrounding area, including Parkside Primary School, Lime Academy Larkswood and Chingford Foundation School.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.