



Directions

Viewings

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

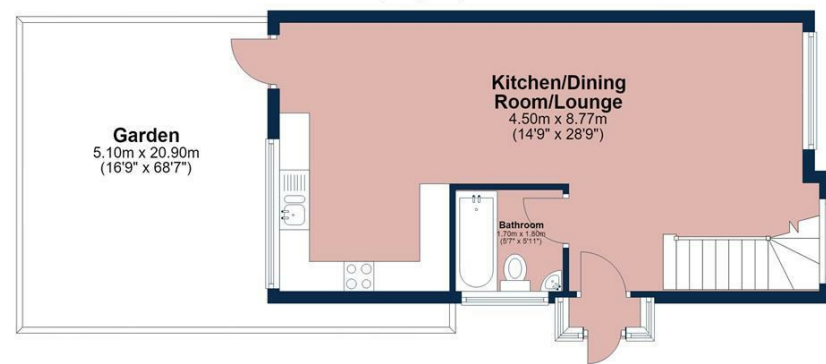
EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)
(excluding Garden)



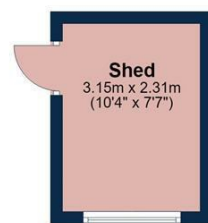
First Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



Outbuilding

Approx. 7.3 sq. metres (78.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.9 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.

Bella Staines Pleasaunce



8 Bellestaines Pleasaunce, London, E4 7SW

£450,000

- Perfect family home
- Cul-de-sac location
- Great size garden
- Spacious kitchen/living area
- Rear extension
- Semi-detached
- Driveway
- Large decked area
- Double bedrooms
- Modern bathroom

8 Bellestaines Pleasance, London E4 7SW

Modern two bedroom semi-detached house with driveway – Bellestaines Pleasance, Chingford.

Situated in the quiet cul-de-sac of Bellestaines Pleasance, this modern two bedroom semi-detached house offers well-proportioned accommodation, off-street parking, and a generous rear garden, making it an ideal first-time purchase or family home. Bellestaines Pleasance is a peaceful residential cul-de-sac in Chingford.

The ground floor comprises a spacious reception room, a stylish contemporary fitted kitchen, and a family bathroom. To the rear, the property benefits from a large private garden, perfect for entertaining, relaxing, or family activities.

The first floor features two generously sized double bedrooms, both offering excellent natural light and ample space for storage.

There is a shed, which could be used as a home office.

Further benefits include a private driveway providing off-street parking and a convenient location close to local schools, parks, and transport links, offering easy access into Central London and the surrounding areas.

This attractive home combines modern living with a desirable cul-de-sac setting and is not to be missed.



Council Tax Band: D

