

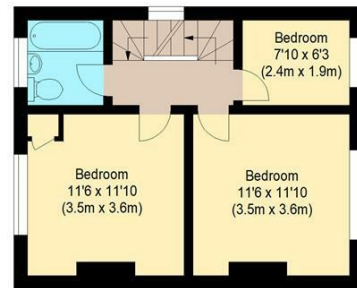
## Directions

## 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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                     |         |           |



First Floor



Second Floor



Ground Floor

**william rose**  
Tufton Road, E4

Approximate Gross Internal Floor Area : 150.22 sq m / 1617 sq ft

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 26/3/2025



ipaplus.com



36 Tufton Road, Chingford, London, E4 8LE

Guide Price £550,000

- Guide price: £550,000 - £600,000
- End of terrace
- Two bathrooms
- Large garden
- Close to local amenities, schools, and excellent transport links
- Four bedrooms
- Generous living room
- Master bedroom suite in the loft
- Great family home
- Extended kitchen and dining area

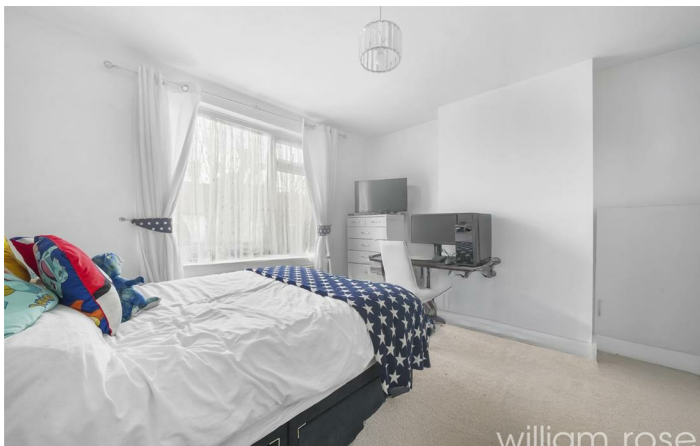


# 36 Tufton Road, London E4 8LE

This splendid end-terrace house on Tufton Road offers a perfect blend of space and comfort. Spanning an impressive 1,617 square feet, this property is ideal for families seeking a welcoming home with a large garden.



Council Tax Band: D



Guide Price: £550,000 - £600,000

Situated on the highly desirable Tufton Road in Chingford, this beautifully extended four-bedroom end-of-terrace family home offers a perfect blend of modern living and timeless charm. Boasting a spacious rear extension, two bathrooms, and a luxurious master suite in the loft, this home has been thoughtfully designed for growing families who value both space and comfort.

Upon entering, you are welcomed by a bright and airy hallway leading into a generously sized living room, perfect for relaxing with family or entertaining guests. The home then opens up into a stunning open-plan kitchen and dining area, forming the true heart of the home. Flooded with natural light, this beautifully designed space ready to fit the kitchen of your dreams, making it an ideal setting for home cooking and social gatherings. The extension enhances this space further, offering additional seating or a secondary living area with seamless access to the garden.

The first floor accommodates three well-proportioned bedrooms, all stylishly presented and versatile in use, whether as additional bedrooms, a home office, or a playroom. A modern and well-appointed family bathroom completes this floor, ensuring convenience for all.

The crown jewel of the home is the master bedroom suite, located in the converted loft. This private retreat boasts a spacious double bedroom, built-in storage, and a contemporary en-suite bathroom, creating a tranquil haven away from the rest of the household.

Stepping outside, you'll find a beautifully maintained 90-foot garden, which serves as a true sun trap—perfect for summer barbecues, family activities, or simply unwinding in a peaceful outdoor setting. Whether you're entertaining guests or enjoying a quiet moment, this space offers endless possibilities.

This fantastic home is ideally located close to local amenities, well-regarded schools, and excellent transport links, making it perfect for families and commuters alike.

Don't miss this rare opportunity to secure a stunning family home in one of Chingford's most sought-after locations. Contact us today to arrange a viewing!