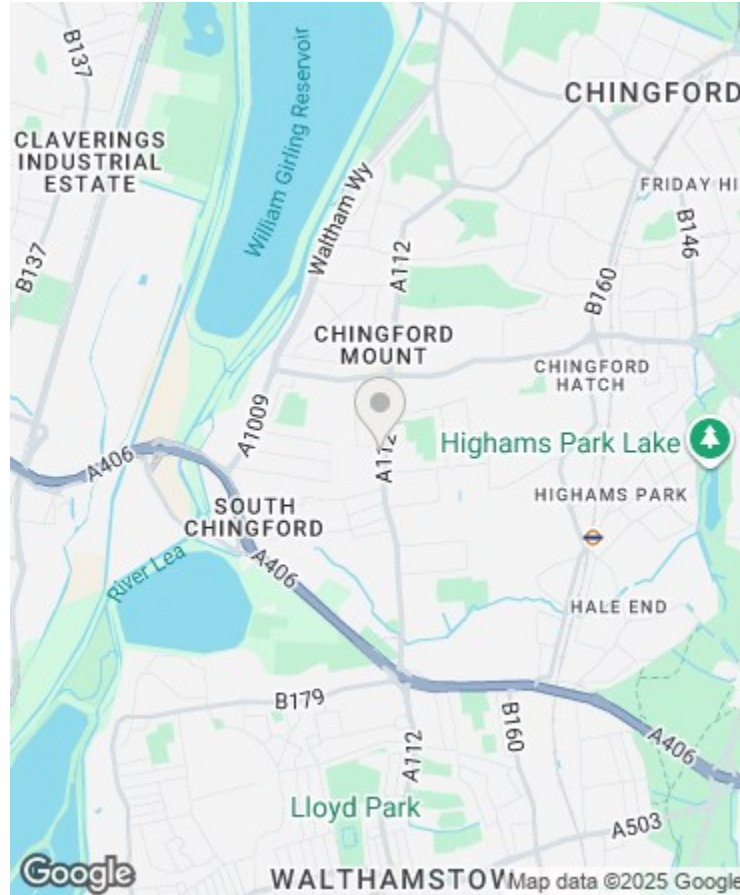




Directions

Viewings

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

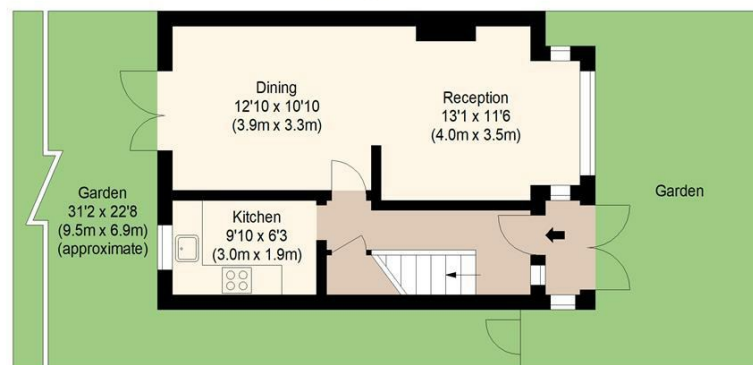
EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Hampton Road, E4

Ground Floor

Approximate Gross Internal Floor Area : 80.27 sq m / 864 sq ft



1 Hampton Road, Chingford, London, E4 8NH

Offers In Excess Of £525,000

- Three Bedrooms
- End-of-Terrace
- Close to Amenities
- Period Features
- Porch
- Front Garden
- Good Condition
- Further Potential (STPP)
- Close to Schools
- Popular Location



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.

lpaplus.com

Date: 5/2/2025

1 Hampton Road, London E4 8NH

A delightful 1930s end-of-terrace home in Chingford Mount offers a spacious 864 square feet, a generous garden, and useable front garden. Benefits from being in good condition and attractive garden



Council Tax Band: D



This charming 1930s end-of-terrace home in Chingford Mount offers a spacious 864 square feet, a generous garden, and a usable front garden. Upon entering, you're welcomed by a warm and inviting atmosphere that highlights the home's inherent character and charm. Upstairs, three well-appointed bedrooms offer comfortable accommodation for the whole family, while the fully tiled family bathroom provides a stylish retreat for relaxation and rejuvenation. With great potential to extend the property further allows you to tailor the home to suit your growing needs and aspirations.

Located in the heart of Chingford Mount, this home offers easy access to a range of local amenities, including shops, restaurants, schools, and parks, ensuring all your daily needs are met with ease. With excellent transport links, such as Highams Park Station providing quick and convenient connection to London, Liverpool street. This is truly a location that offers the best of both worlds – suburban tranquillity with urban convenience.

Don't miss out on the opportunity to make this charming 1930's house your forever home. Schedule a viewing today and embark on a journey to discover the endless possibilities that await you in Chingford Mount.

Freehold
EPC - D
London Borough of Waltham Forest
Council Tax Band - D

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.