

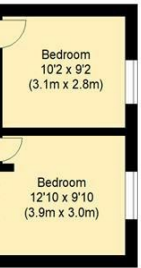
Directions

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



First Floor



Ground Floor

william rose
Moreland Way, E4

Approximate Gross Internal Floor Area : 118.54 sq m / 1276 sq ft
Garage/ Garden Room : 32.04 sq m/ 345 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.

lpaplus.com

Date: 4/2/2025



10 Moreland Way, Chingford, London, E4 6SG

Offers In Excess Of £700,000

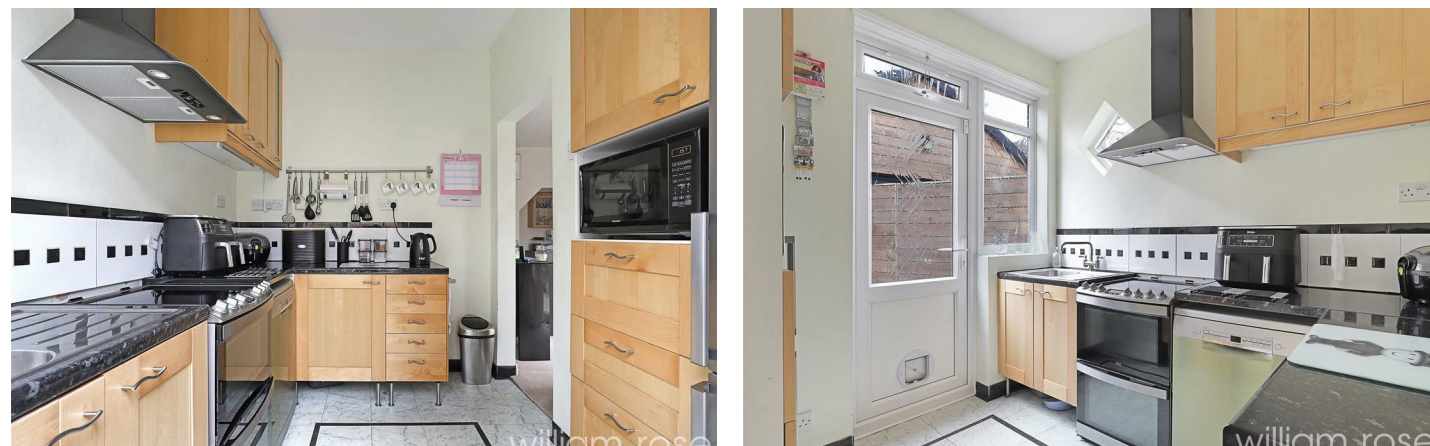
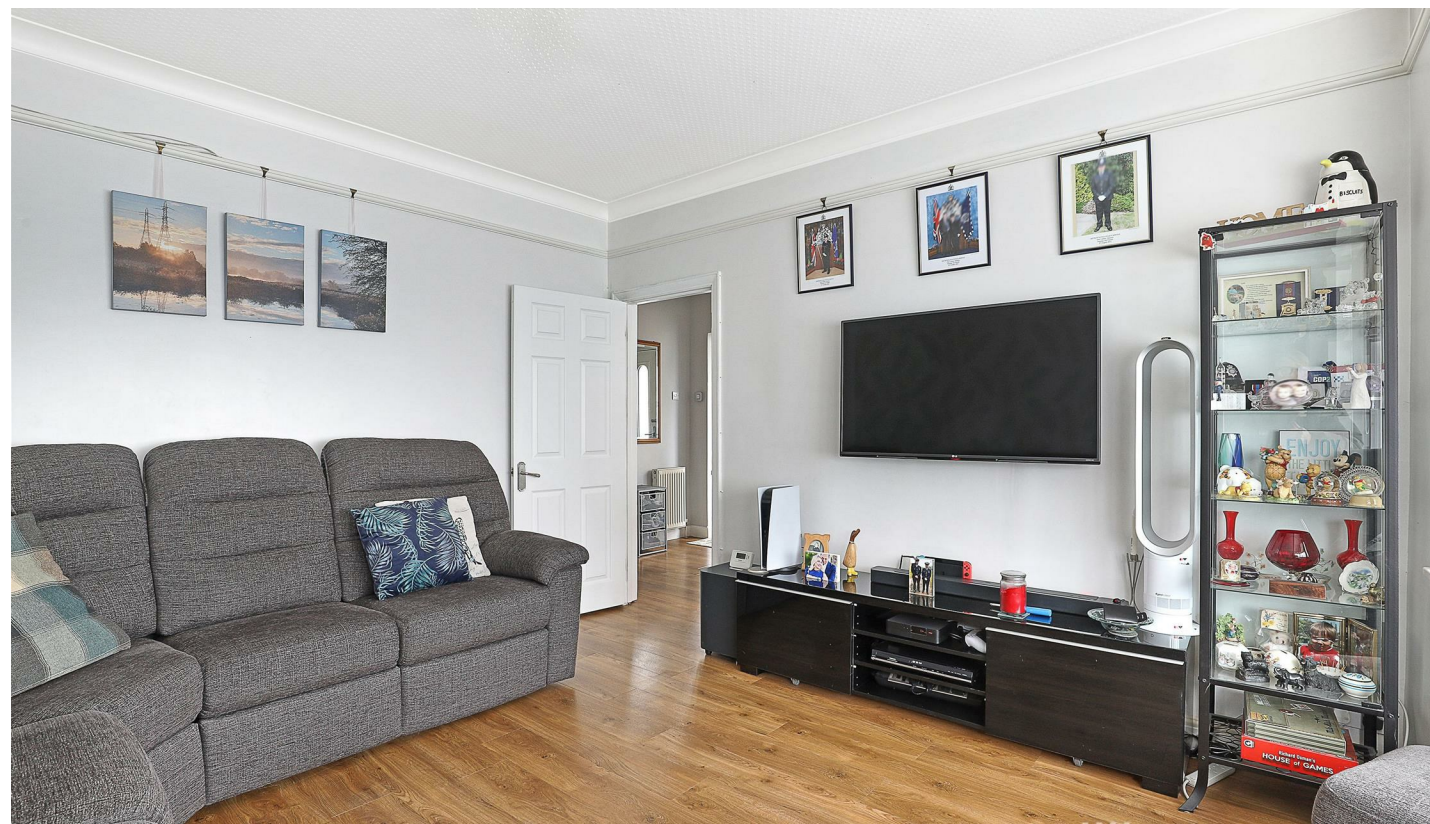
- Four bedrooms
- Garage
- Well maintained
- Quiet road
- Good transport links
- Driveway
- Garden room
- Popular location
- Close to green space
- 1930's style

10 Moreland Way, London E4 6SG

A well maintained four bedroom semi-detached family home on a quiet road in the heart of Chingford, with off street parking, garage, games room and two reception rooms.



Council Tax Band: E



Nestled in the sought-after neighborhood of Moreland Way, Chingford, this charming four-bedroom family home offers an exceptional blend of space, comfort, and versatility, perfect for modern family living.

As you step inside, you are welcomed by two generously proportioned reception rooms, ideal for both relaxed family gatherings and formal entertaining. The well-appointed downstairs bathroom adds convenience, while a versatile study can easily serve as a fourth bedroom, catering to the needs of a growing family or those working from home.

Upstairs, you'll find three well-sized bedrooms, each bathed in natural light, providing serene retreats for rest and relaxation. A contemporary family bathroom completes the upper level, designed with both style and practicality in mind.

Outside, the property truly shines with an expansive garden, offering ample space for outdoor activities, gardening, or simply unwinding in the fresh air. A detached garage provides additional storage or parking, and the adjoining garden room, currently set up as a vibrant games room, presents endless possibilities for recreation or hobbies.

To the front of the property, a spacious driveway offers parking for multiple vehicles, ensuring convenience for family and guests alike.

This delightful home on Moreland Way is more than just a residence; it's a place where memories are made. Discover the perfect balance of indoor comfort and outdoor freedom in a prime Chingford location.