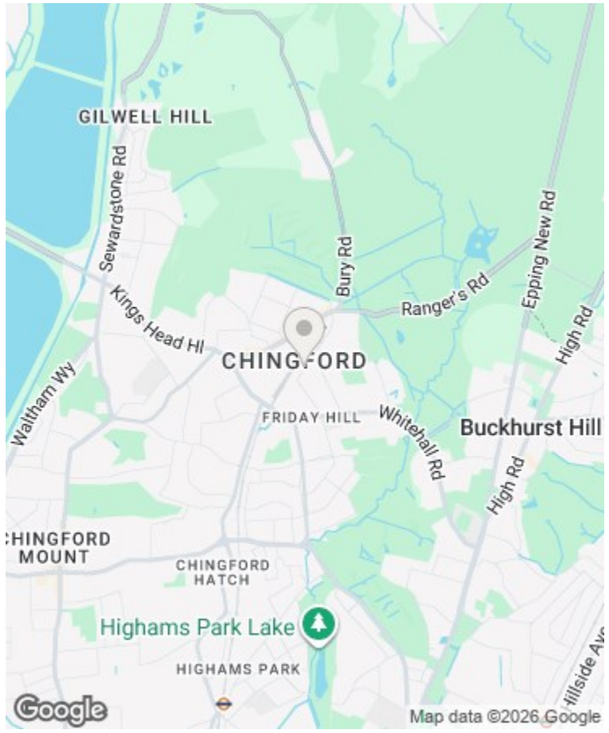
william rose



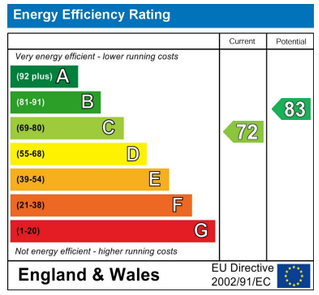
Directions

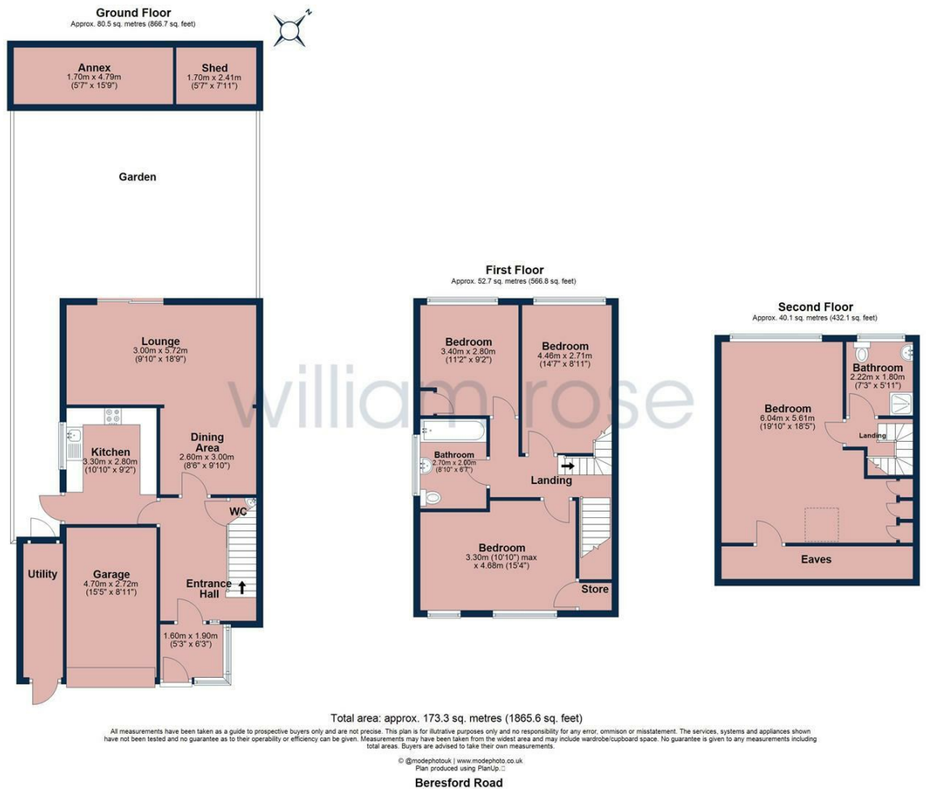
Viewings

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

EPC Rating

C





Total area: approx. 173.3 sq. metres (1865.6 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, ommison 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Beresford Road









103B Beresford Road, Chingford, London, E4 6EF

Offers In Excess Of £750,000

- Semi Detached House
- Large Reception/Dining Room
- Ground Floor WC
- Garden Room & Storage Shed
- A few minutes walk to Chingford Overground Station
- Four Double Bedrooms
- Separate Utility Area
- Integral Garage & Driveway
- Generous Storage
- Excellent Primary and Secondary School Catchment

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/

103B Beresford Road, London E4 6EF

Situated on the sought-after Beresford Road in North Chingford, this spacious four double bedroom semi-detached family home offers generous and versatile accommodation, perfectly positioned for modern family living.

4 | 2 | 1 | C | Council Tax Band: E







The property features a well-appointed master bedroom with en-suite shower room, complemented by a first-floor family bathroom and a convenient ground-floor guest cloakroom/utility room. Living space flows seamlessly to the rear, opening onto a stunning garden — ideal for both entertaining and relaxation. At the end of the garden sits a superb games room and workshop, offering excellent additional space for hobbies, home working or leisure use.

Further benefits include an integral garage and driveway providing off-street parking. The home is ideally located within excellent primary and secondary school catchments and is just a short walk from Chingford Station, local shops and amenities. Epping Forest is also close by, offering beautiful green spaces and scenic walks.

This is a fantastic opportunity to secure a substantial family home in one of North Chingford's most desirable residential locations.

Notes from the seller...
"Why we've loved living here...103B has been a wonderful family home for us. While we have loved the spacious rooms and ample storage, the location is definitely the crowning feature. Within walking distance of beautiful Epping Forest, the shops, cafés and library of Station Road, and Chingford Station with its direct line into the City; we have loved exploring this beautiful corner of London and beyond. We are sad to be moving on and we will especially miss our wonderful neighbours on either side as well as the entire friendly Beresford Road community. We are certain the next owners are going to be very happy here."

Property Information

FREEHOLD
EPC Rating: C
Council Tax Band: E
Waltham Forest

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.