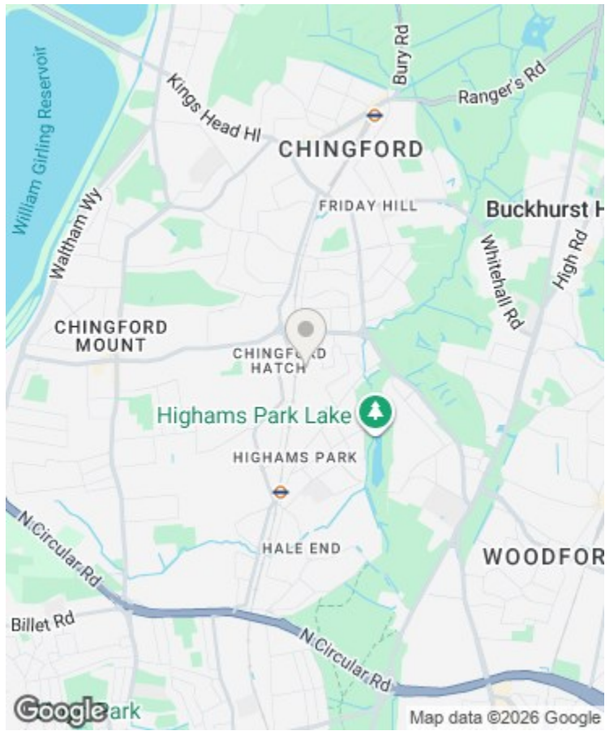


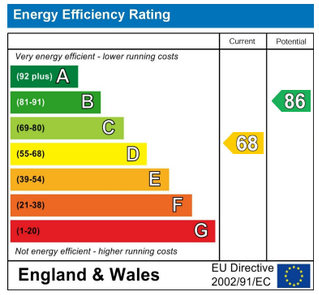
Directions

Viewings

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

EPC Rating

D



william rose

Manor Way, E4

Approximate Gross internal Floor Area : 133.8 sq m / 1440 sq ft
Garden Room : 16.8 sq m/ 181 sq ft

RICS Certified Property Measurer

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: 16/12/2024

william rose

24 Manor Way, Chingford, London, E4 6NW

Guide Price £750,000

- Four Bedroom house
- Large rear garden with summer house
- Off Street parking
- Potential for further development
- Quiet location
- Semi Detached
- Close to popular schools
- Chain free
- Three reception rooms
- Walking distance to station.

30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

24 Manor Way, London E4 6NW

Located on the sought-after Manor Way in Chingford, this charming semi-detached house is perfect for families seeking space, comfort, and convenience. With four well-sized bedrooms, two modern bathrooms, and a welcoming reception room, this home offers versatile living for both relaxation and entertaining. Situated close to excellent schools, local amenities, and transport links to central London, it’s an ideal choice for creating your dream family home.

4 | 2 | 3 | D | Council Tax Band: E

Set on one of Chingford's most sought-after residential streets, this substantial four-bedroom family home has been a well-loved family home for many years, and it shows in all the right ways. Generous proportions, a beautifully private rear garden, garden room, and the rare joy of being offered chain free. If you've been searching for a home that has room to breathe, this is it.

The welcoming entrance hall sets the tone immediately. Wide, light, and with a sense of occasion that many modern homes simply can't replicate. The principal reception is the undisputed heart of the home, complete with an original fireplace that grounds the room with warmth and character. Whether it's a relaxed Sunday evening or a gathering of friends and family, this is the space you'll keep coming back to. A second reception offers real flexibility: a dedicated playroom, a formal dining room, or a quiet home study, depending on what life demands of you right now. The house flows beautifully toward the garden; with the extended part of the second reception functioning naturally as a garden facing sitting room or snug.

The kitchen and breakfast room is a proper working kitchen with room to pull up a stool and linger over a coffee rather than dash. A ground floor WC and shower room rounds out this level practically and conveniently.

Upstairs, four bedrooms are arranged around a central landing with a calm, unhurried feel. The two principal bedrooms are genuinely impressive in scale. The first is a true double with room for a king bed, wardrobes, and more besides, while the second is barely smaller and would make an exceptional guest room or teenager's retreat. A third bedroom is comfortably proportioned for a single room or home office, with the fourth working beautifully as a nursery or dressing room. A well-appointed family bathroom serves the floor.

Step outside and you quickly appreciate just how special the outdoor space is. This rear garden is a rare commodity in London, offering a proper lawn for children to run about, room for a vegetable patch, a dining terrace, and still space to spare. It's the kind of garden where summer unfolds rather than just happens. At the far end sits the garden room, already a versatile and fully enclosed space, and the perfect canvas for a home office, a creative studio, a gym, or a grown-up retreat, the kind of bonus that would cost significantly more to build from scratch.

Manor Way sits within easy reach of everything that makes E4 such a compelling place to put down roots. Chingford's relationship with Epping Forest is its greatest asset. Acres of ancient woodland are, quite literally, on your doorstep. Whether its early morning runs along the bridleways, weekend family cycling, or simply the ability to stroll into proper greenery within minutes, the forest sets a quality-of-life standard that's impossible to quantify. For day-to-day essentials, Highams Park's vibrant high street is close at hand, with a growing collection of independent cafés, restaurants, and shops that have given the neighbourhood a genuine energy in recent years. Transport is well served, with Highams Park Overground putting Liverpool Street within around 25 minutes, and the area is particularly well regarded for its school options, something that brings many buyers to E4 in the first place and keeps them here long after they'd expected to move on.

Offered chain free, Manor Way is ready when you are.