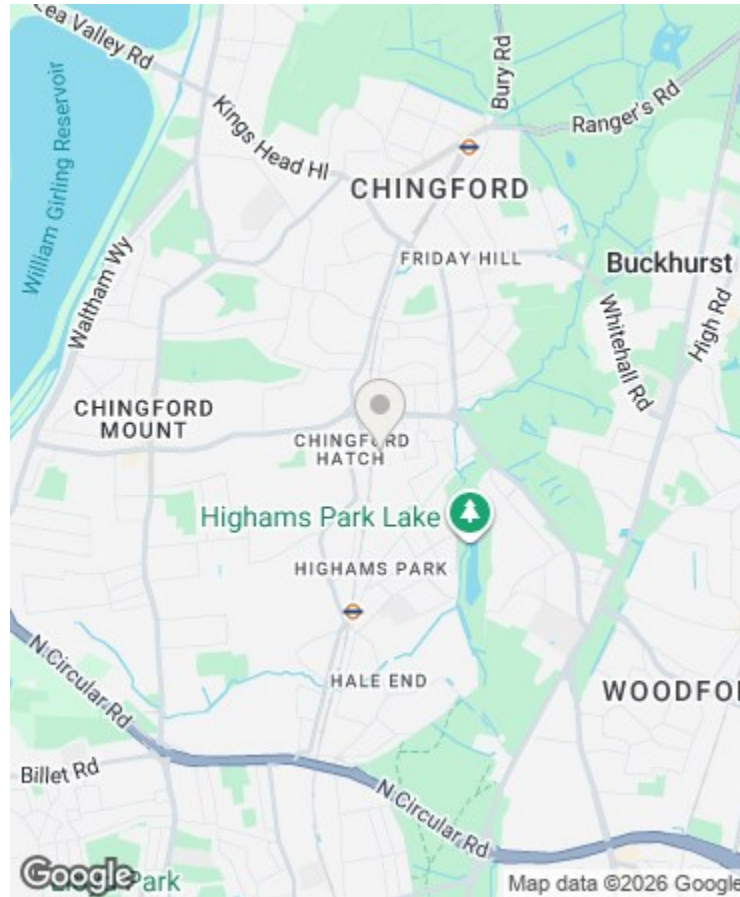




## Directions

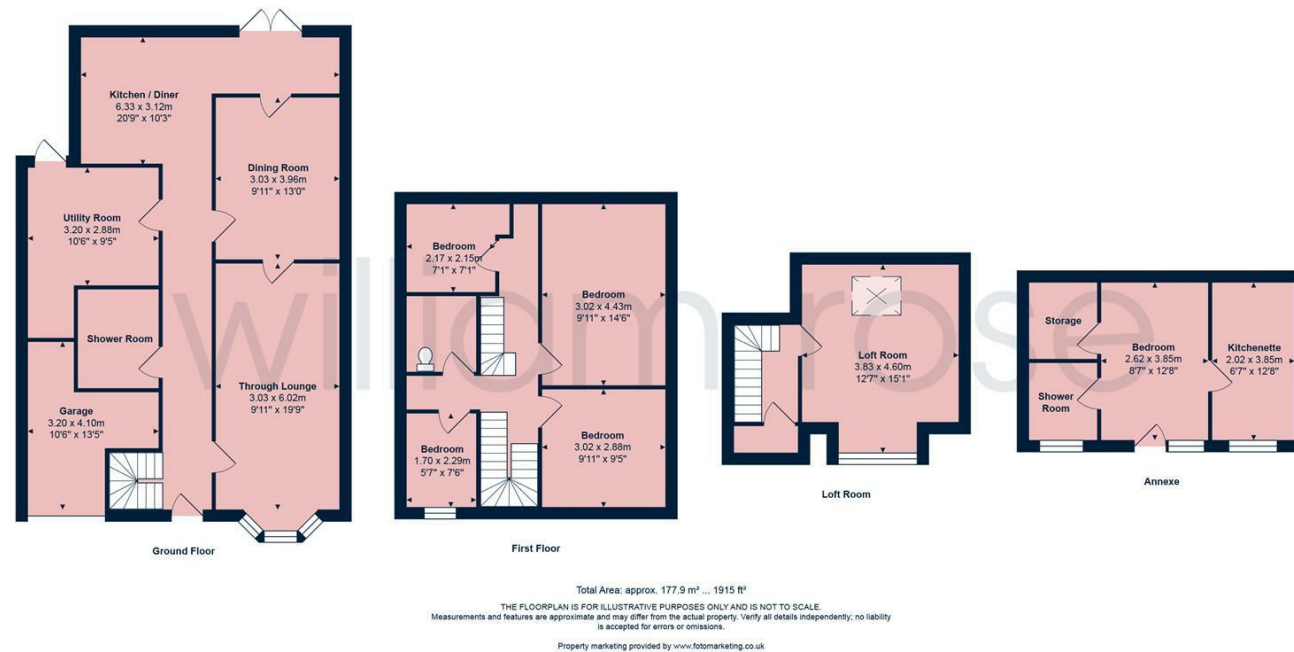
## Viewings

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

## EPC Rating

D

| 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>                            | 68      |           |
| (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                     |         |           |



16 Manor Way, Chingford, London, E4 6NW

Guide Price £725,000

- Five bedroom semi-detached house
- Large kitchen/diner
- Separate utility room
- Loft room / fourth floor space
- Driveway for multiple cars
- Spacious and versatile layout
- Bright through lounge
- Ground floor shower room
- Detached self-contained annex
- Offered chain free

## 16 Manor Way, London E4 6NW

A substantial and highly versatile five-bedroom semi-detached family home on the sought-after Manor Way, E4. Offering spacious accommodation across multiple floors, a detached annex, driveway for multiple cars and flexible living space throughout, this impressive property is ideally suited to growing families and is offered to the market chain free.



Council Tax Band: F



A substantial five-bedroom semi-detached family home on the ever-popular Manor Way, E4, offering generous and versatile accommodation across multiple floors, a detached annex, off-street parking for several vehicles, and the added advantage of being offered chain free.

Situated on a sought-after residential road in this well-connected part of Chingford, this impressive home offers spacious and adaptable accommodation ideal for growing families, multi-generational living, or buyers seeking flexible work-from-home space.

The ground floor is well arranged for modern family life and begins with a welcoming entrance hall leading through to a bright and spacious through lounge, perfect for both relaxing and entertaining. To the rear, the property benefits from a large kitchen/diner, creating a sociable heart of the home with ample room for family meals and hosting. Further enhancing the practicality of the layout is a separate utility room, shower room and integral garage, all of which add to the home's everyday convenience.

The first floor comprises of four well-proportioned bedrooms together with a family bathroom, while the upper level offers an excellent loft room which can be used as an additional bedroom, home office, studio or playroom, depending on the needs of the incoming purchaser.

A standout feature of this property is the detached annex, offering superb additional flexibility. Comprising a bedroom, kitchenette, shower room and storage space, it is ideal for extended family, guest accommodation, independent living, or even as a private home office or studio.

Externally, the property continues to impress with a driveway providing off-street parking for multiple cars, a highly desirable benefit for family buyers in the area.

Manor Way is well positioned for access to a range of local amenities, green open spaces and excellent transport links. The property is conveniently located for both Highams Park and Chingford, with a good selection of local shops, cafés, supermarkets

and everyday amenities nearby. Residents can also enjoy easy access to Highams Park Lake and the vast open spaces of Epping Forest, ideal for walking, cycling and outdoor leisure. Highams Park is known for its strong community feel, attractive residential streets and growing popularity with families and commuters alike.

For commuters, the property is well placed for Highams Park Station, which provides London Overground services into Liverpool Street, making this a convenient choice for City commuters. The station sits on the Chingford branch and offers regular links into central London, while the area is also well served by local bus routes and road connections.

Offered to the market chain free, this is a rare opportunity to acquire a substantial and highly versatile family home in a popular and well-established E4 location.