

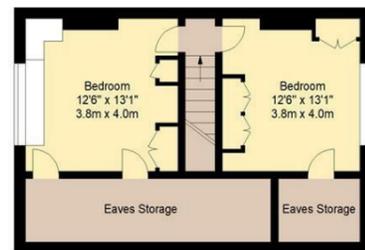
## Directions

## Viewings

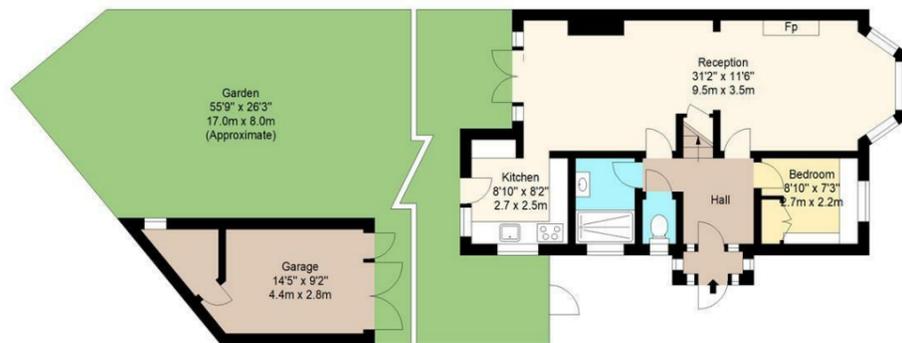
Viewings by arrangement only. Call 02085042440 to make an appointment.

## 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



william rose

The Bramblings, E4

Approximate Gross Internal Floor Area (Including Eaves) : 115.38 sq m / 1242 sq ft  
 Approximate Gross Internal Floor Area (Excluding Eaves) : 98.29 sq m / 1058 sq ft  
 Garage : 13.56 sq m / 146 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.

Date: 12/5/2025



ipaplus.com



## 29 The Bramblings, Chingford, London, E4 6LT

Guide Price £525,000

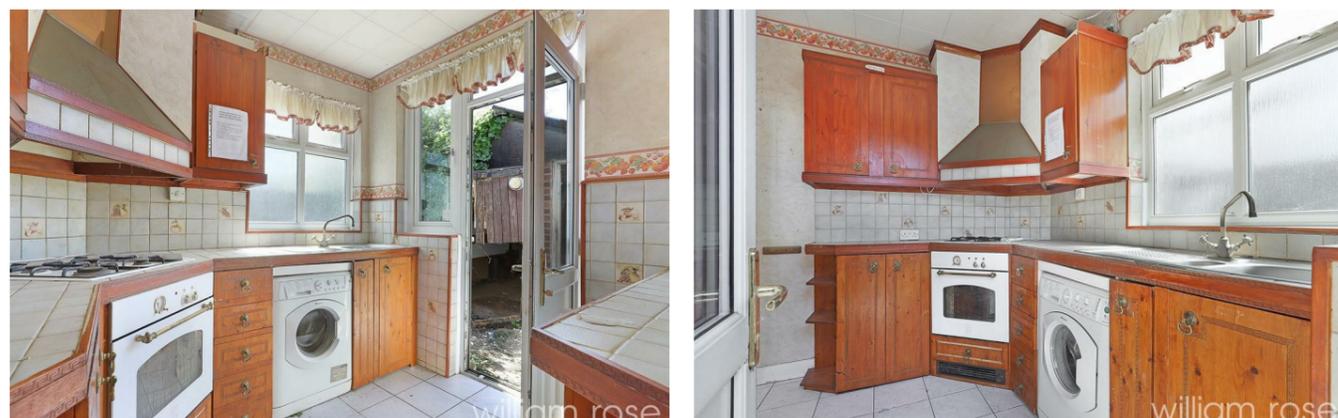
- Three-bedroom semi-detached chalet-style home
- Chain free – no onward chain
- Two double bedrooms upstairs with eaves storage
- Large private rear garden
- Quiet location
- Fantastic renovation opportunity
- Spacious dual-aspect reception room
- Ground floor bedroom or study
- Detached garage and off-street parking
- Close to Chingford Station, shops, and Epping Forest

## 29 The Bramblings, London E4 6LT

A fantastic chain-free three-bedroom semi-detached chalet-style home in a quiet Chingford cul-de-sac, offering huge potential to modernise, with a spacious garden, garage, and easy access to local amenities and transport.



Council Tax Band: E



Set on the peaceful and sought-after cul-de-sac of The Bramblings in Chingford, this charming three-bedroom semi-detached chalet-style home offers a fantastic opportunity for buyers seeking a project with great potential. With no onward chain, this property is ideal for those looking to put their own stamp on a home in a desirable family-friendly neighbourhood.

The property is arranged over two floors and features a spacious reception room filled with natural light, a well-proportioned kitchen, and a ground floor bedroom that could easily double as a home office or guest room. A central hallway leads to a family bathroom and the inviting staircase to the first floor, where you'll find two generous double bedrooms and access to eaves storage, offering excellent scope for further extension or reconfiguration, subject to planning permission.

Outside, the home boasts a beautifully shaped rear garden—an ideal canvas for landscaping or entertaining space—as well as a detached garage and private driveway. The property also benefits from side access and a pleasant front garden that adds to its curb appeal.

Located in the heart of Chingford, The Bramblings is a quiet residential road with easy access to local amenities, including the shops, cafes, and restaurants of Station Road. Chingford Overground Station is within close reach, offering a swift route into Liverpool Street and central London. The area is also renowned for its green spaces, with the picturesque Epping Forest and Connaught Water just moments away, making it perfect for walking, cycling, and outdoor pursuits.

This is a rare opportunity to acquire a well-located, chain-free home with bags of potential in one of Chingford's most desirable spots. Whether you're a growing family, an investor, or a buyer looking to create your dream home, this doer-upper ticks all the right boxes.

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