

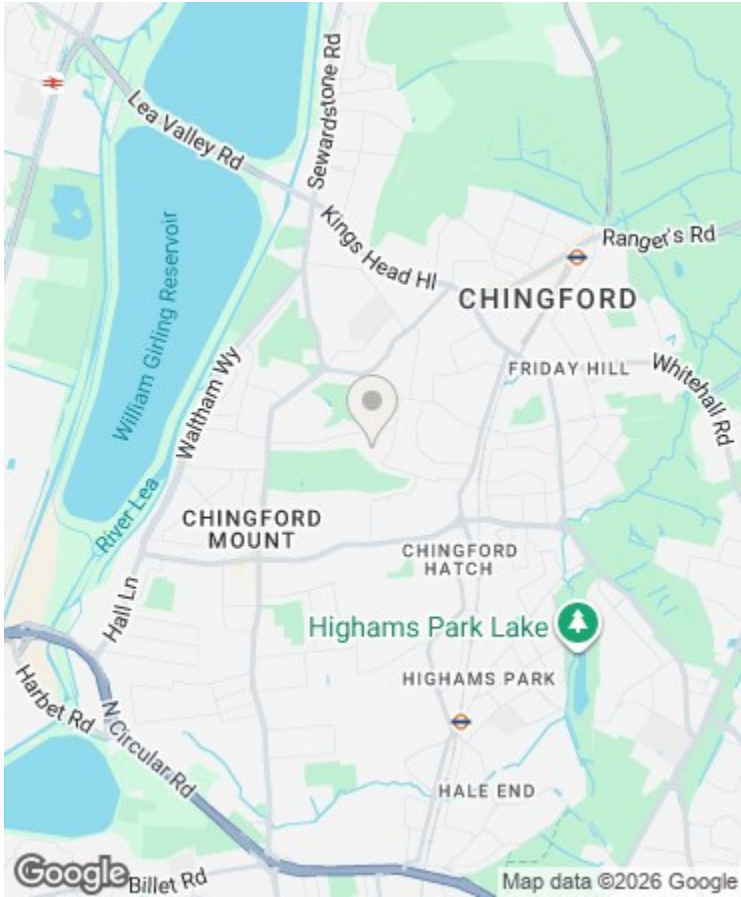
Directions

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		



23 Moreland Way, London, E4 6SG

Guide Price £700,000

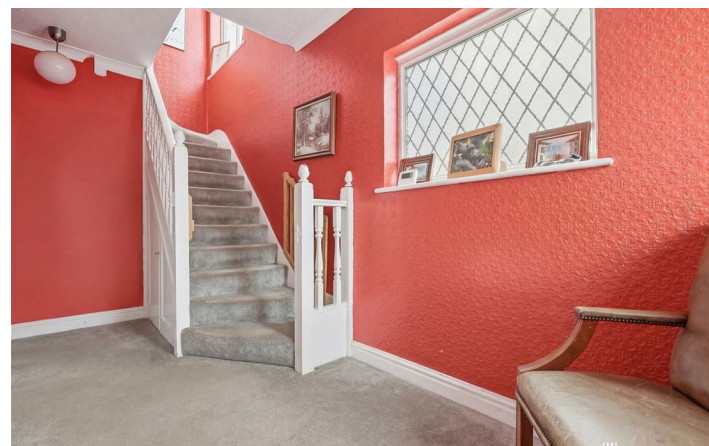
- Semi-detached family home on a quiet residential turning
- Two spacious reception rooms
- Ground floor WC and wet room
- Detached garage to the rear
- Potential to extend to the rear and convert the loft (STPP)
- Three well-proportioned bedrooms
- Kitchen/dining room overlooking the garden
- Large rear garden with excellent outdoor space
- Off-street parking
- Well located for Chingford, Epping Forest and Chingford Station

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Located on the quiet residential turning of Moreland Way, this three-bedroom semi-detached home offers spacious living accommodation, a large rear garden, off-street parking and a detached garage. The property also presents excellent potential to extend to the rear and convert the loft (STPP), and is well placed for the green open spaces of Epping Forest and transport links from Chingford Station.



Council Tax Band: E



Set along the peaceful residential turning of Moreland Way, this spacious semi-detached family home offers generous living space, a large garden, private parking and a garage, with exciting potential for further development (STPP).

Step inside and you're welcomed by a bright entrance hall leading through to two inviting reception spaces. To the front, the main living room is a warm and comfortable retreat, ideal for relaxed evenings or entertaining guests. Beyond, a further lounge area provides additional versatility – perfect as a family room, play space or home office. The ground floor flows naturally through to a well-proportioned kitchen/dining room overlooking the garden, creating a sociable heart of the home with plenty of room for family meals and gatherings.

Upstairs you'll find three well-sized bedrooms, each offering comfortable proportions and good natural light, along with a family bathroom and landing area. The layout works beautifully as it stands, yet also presents excellent opportunities to grow with your needs.

One of the standout features of this home is the substantial rear garden, stretching away from the house and offering an abundance of outdoor space for relaxing, entertaining or gardening. To the rear you'll also find a detached garage and additional parking, providing valuable practicality rarely found with homes of this style.

Importantly, the property offers fantastic scope for future enhancement, with clear potential to extend to the rear and convert the loft to create further living space, subject to the usual planning permissions (STPP). This makes it an ideal long-term home with room to evolve over time.

Life here also means enjoying everything that Chingford is loved for. The area combines leafy tranquillity with excellent connections into the city. Nature lovers will appreciate being moments from the vast green spaces of Epping Forest, perfect for weekend walks, cycling or simply escaping into nature. For commuters, Chingford Station offers direct services via the London Overground into Liverpool Street, making journeys into central London straightforward.

The neighbourhood itself is part of the vibrant borough of Waltham Forest, known for its strong community feel, good schools, independent cafés, and a growing food and culture scene. From cosy local pubs to weekend forest walks and easy city access, it's a lifestyle that balances calm suburban living with urban convenience.

A spacious home with parking, garage, a remarkable garden and huge potential to expand — this is a wonderful opportunity to create a long-term family home in one of East London's most desirable green neighbourhoods.