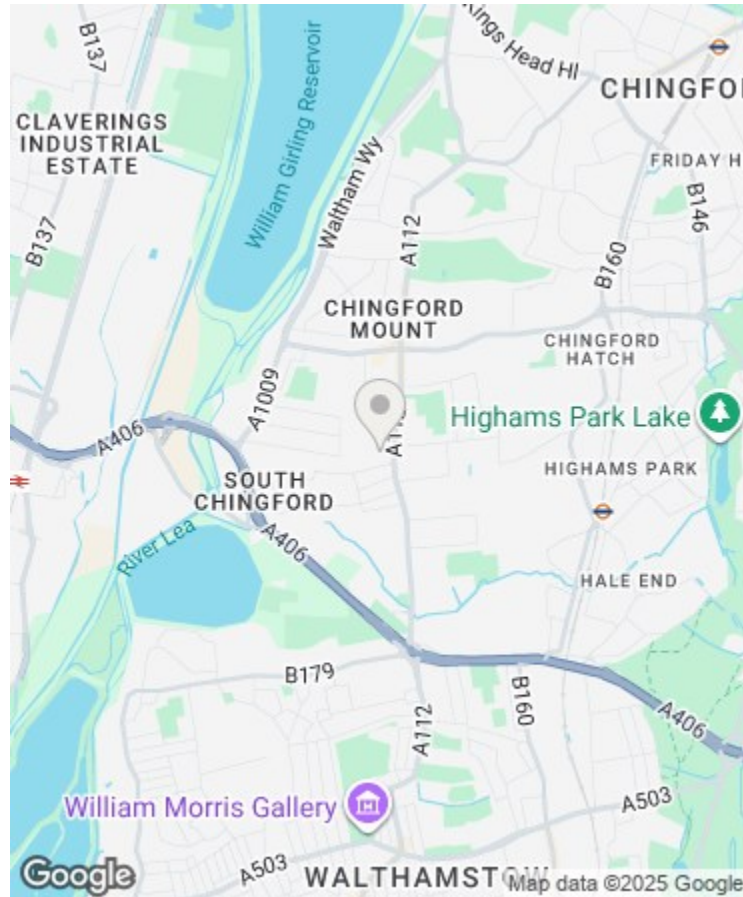




Directions

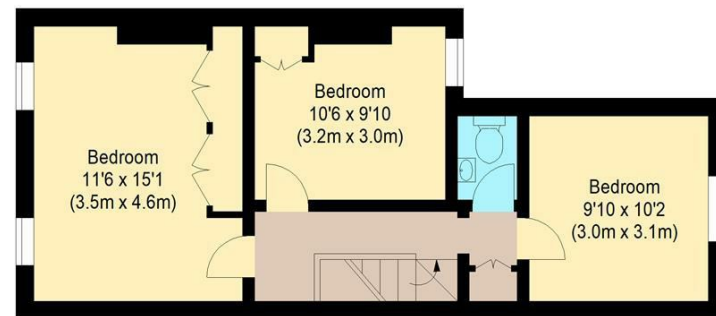
Viewings

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

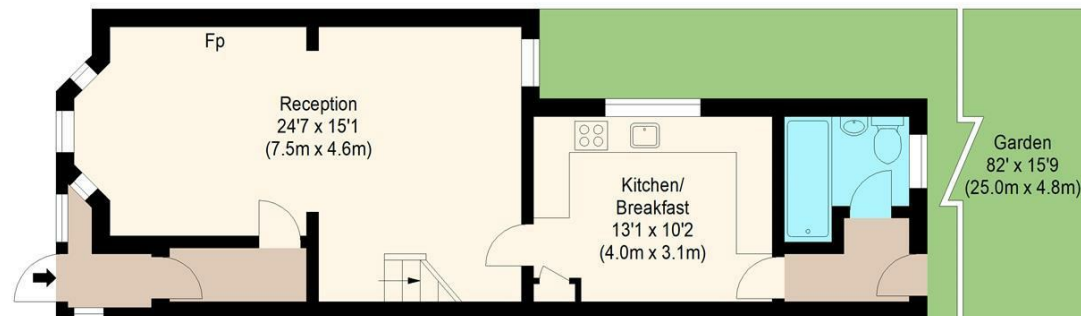
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor



Ground Floor

william rose
Sinclair Road, E4

Approximate Gross Internal Floor Area : 99.83 sq m / 1075 sq ft



31 Sinclair Road, Chingford, London, E4 8PH

Price Guide £500,000

- Attractive mid-terrace family home
- Separate kitchen and breakfast area with garden access
- Downstairs bathroom
- Excellent transport links via Chingford and Highams Park stations
- sought-after Chingford location
- Spacious through-reception room ideal for entertaining
- Private rear garden perfect for outdoor dining and play
- Close to Chingford Mount's shops, cafés, and restaurants
- Easy access to Epping Forest and local green spaces
- Potential for further development



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: 15/9/2025

31 Sinclair Road, London E4 8PH

This well-presented mid-terrace home on Sinclair Road offers spacious and versatile living with a bright through-reception, modern kitchen leading to a generous garden, and three bedrooms. Perfectly positioned close to Chingford Mount's shops, cafés and amenities, with excellent transport links into London and easy access to Epping Forest, it's an ideal choice for families and professionals alike.



Council Tax Band: D



Set on a popular residential street in Chingford, this mid-terrace home on Sinclair Road offers generous living accommodation arranged over two floors, thoughtfully designed for modern family life.

On the ground floor, the property opens into a spacious reception room at the front of the house. This impressive space, filled with natural light, is ideal for both relaxing and entertaining. To the rear, a well-proportioned kitchen and breakfast area provides the heart of the home, with direct access to the garden, creating a seamless flow between indoor and outdoor living. A convenient bathroom is also located on this level, adding everyday practicality for families and guests alike.

The first floor offers three comfortable bedrooms, each with its own character and plenty of natural light. The main bedroom sits at the front of the property, while two further bedrooms and an additional w/c complete the upstairs layout, ensuring ample space for family members or guests.

The rear garden is a true highlight — long, private, and versatile, offering plenty of scope for both outdoor dining and play. Whether you're looking for space to entertain, garden, or simply unwind, this outdoor area delivers. Sinclair Road is well-placed for enjoying the best of Chingford. Nearby Chingford Mount provides a wide selection of shops, cafés, bars, and restaurants, while larger retail options can be found a short drive away. For commuters, Highams Park and Chingford stations both offer regular Overground services into central London, making the area especially attractive for professionals seeking easy city access. Major road links, including the North Circular, are also within easy reach.

Families will appreciate the selection of well-regarded local schools, as well as the abundance of green spaces. Epping Forest is just a short distance away, offering miles of woodland walks, cycling routes, and outdoor leisure opportunities. Local parks and playing fields add further choice for weekend recreation.