



Springfield Road, Chingford

Offers In Excess Of £575,000 Freehold

- Charming railway cottage
- Three bedrooms
- Extended kitchen
- Potential to extend (STPC)
- Landscaped rear garden with side access
- End of terrace
- Large lounge/diner
- Contemporary family bathroom to ground floor
- Chain free
- 0.1 Mile from Chingford Station

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to offer for sale this period, end of terrace railway cottage, located within the popular North Chingford area, moments from Chingford Station and surrounding countryside.

Located in North Chingford, this attractive cottage is wonderfully situated for those who require an easy commute, with Chingford Station approximately two minutes' walk on foot (0.1 Mile), in addition to an equally convenient array of independent, shops, bars, cafés and restaurant's accessible from Station Road. Epping Forest is also moments from your doorstep, providing year round walks, cycle routes and runs for those wishing to take advantage of the ancient woods and footpaths.

Well-presented throughout with a wonderfully, homely feel, the home offers a fantastically proportioned 242 square foot lounge/diner, allowing for a good sized living and dining suite. A large opening from the rear of the reception room into kitchen ensures the large reception is naturally bright, in addition to allowing those in the kitchen to interact with family and friends in the living room. The kitchen has been extended with a full ceiling of glass, flooding the space with light and providing overhead ventilation in the summer months, with plenty of floorspace available to accommodate a large range cooker. The family bathroom is located just off of the kitchen with a contemporary, fully tiled bathroom suite offering bath with wall mounted shower. To the first floor there are three bedrooms, the principal with a charming central fireplace. The loft provides a good deal of handy storage space in addition to offering further potential for extension (STPC). To the rear there is a beautifully landscaped garden stocked with established plants and shrubs, with rear deck and storage shed, whilst gated side access allows for the easy removal of garden waste or storage of bikes. The home is offered to market with no onward chain, perfect for those looking for a swift move.

Council Tax Band: D
EPC Rating: B87

Lounge/Diner
22'6 x 11'2

Kitchen
14'2 x 13'6

Bedroom One
13'11 x 11'2

Bedroom Two
11'0 x 8'5

Bedroom Three
8'8 x 7'11

Springfield Road

Approximate Gross Internal Area = 937 sq ft / 87 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.