



## Suffield Road, Chingford, E4 9TA

### Offers In Excess Of £500,000



**\*\* IDEAL FAMILY HOME IN SOUGHT AFTER ROAD IN CHINGFORD \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to offer to the sales market this well-presented three-bedroom end of terrace house, which is situated in a sought-after location on Suffield Road in Chingford, E4. It is within the catchment area of some excellent local schools and boasts lots of local amenities. The property is a well-maintained property with some stunning features in place throughout, and the added potential to further improve the property with scope for rear extensions and loft conversion (STPP).

The accommodation comprises; Ground Floor - entrance hallway, double reception room, modern kitchen, well-decorated conservatory / dining area and a well-presented rear garden. The first floor has three neutrally decorated bedrooms, a modern three-piece bathroom suite, and access to ample loft space with the potential for future conversion (STPP). The property also boasts solar panels and an electric charging point to the front for EV charging.

The property is within walking distance to Highams Park Station, allowing easy access to Stratford and The City of London. There are a number of local amenities within walking distance including a choice of bars, restaurants, and shops as well as some excellent local schools and a number of local parks. The property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team.

- END OF TERRACE
- SOUGHT AFTER LOCATION
- SOLAR PANELS AND ELECTRIC CHARGE POINT
- EXCELLENT CONDITION THROUGHOUT
- LOTS OF LOCAL AMENITIES
- SUPERB TRANSPORT LINKS

### Viewing

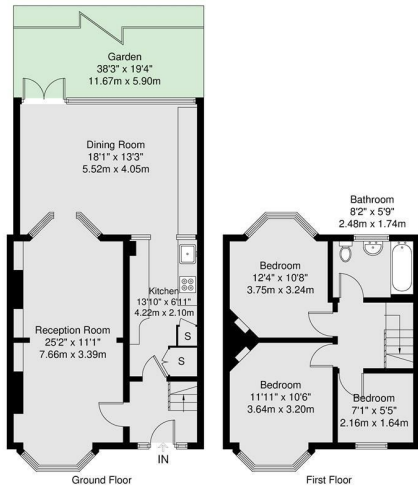
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Suffield Road, Chingford, E4

GROSS INTERNAL AREA  
98.1 sq m / 1056 sq ft



GROSS INTERNAL AREA (GIA)  
The largest of the property  
98.1 sq m / 1056 sq ft

TOTAL STORAGE SPACE  
Storage includes wardrobe (GIA)  
2.3 sq m / 25 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah, etc.  
68.7 sq m / 739 sq ft

RESTRICTED HEAD HEIGHT  
Current and new under 2.0m  
0.0sq m / 0.0 sq ft

Maison  
VUE

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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