

BUTLER & STAG

55 Forest Side, London
London

Guide Price £900,000 - £950,000



55 Forest Side

London

This well-proportioned and versatile three-bedroom detached home offers approximately 1,418 Sq. ft. of thoughtfully arranged living space, ideal for modern family life.

- Guide Price £900,000 – £950,000
- West Facing 75ft Rear Garden
- Stunning Condition Throughout
- 0.4 Miles To Chingford Overground Station
- Spacious Kitchen/Diner
- Potential To Extend STPP
- Substantial Detached Family Home
- Off-Street Parking For Three Vehicles
- Chain Free
- Two Separate W/C's



Upon entering, you are welcomed by a porch leading into a central entrance hall, complete with a convenient ground floor WC and useful storage. The heart of the home is the generous open-plan kitchen, which provides ample space for dining and entertaining, and flows seamlessly into a bright conservatory overlooking the rear—perfect for relaxing or hosting guests year-round.

The ground floor also features a comfortable living room with an attractive bay frontage, creating a warm and inviting atmosphere. In addition, a substantial study runs the depth of the property, offering an excellent space for home working, a playroom, or potential for further adaptation.

Upstairs, the first floor comprises three well-sized bedrooms, including a spacious principal bedroom and two further rooms ideal for family, guests, or office use. A family bathroom and separate WC add practicality for busy households.

Externally, the property enjoys the advantages of a detached layout, providing a high degree of privacy along with excellent outdoor space, including a 75 ft west-facing rear garden. The frontage also offers off-street parking for up to three vehicles.

Forest Side sits within the popular spot of North Chingford. There are many overground and Central Line stations locally. The open spaces of Epping Forest are nearby and there are many highly regarded schools in the area that are a big draw for families, both state and private.

Chain Free.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



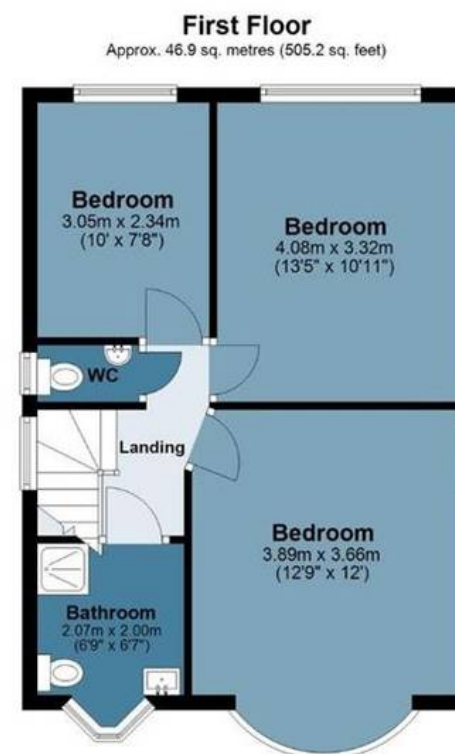
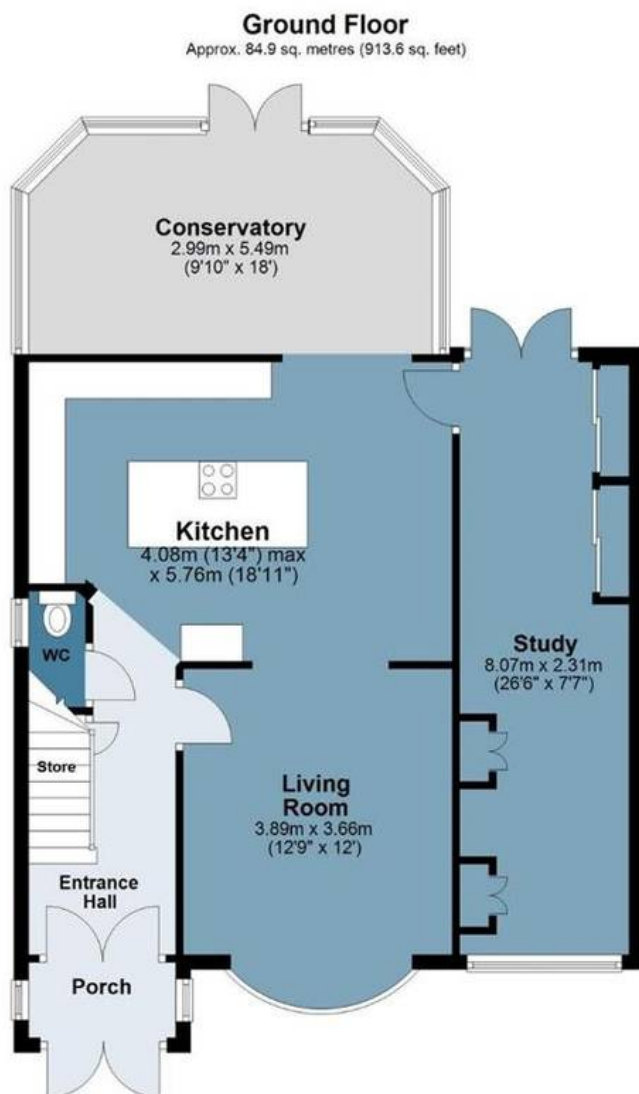




Forest Side

Approx. Gross Internal Area 131.8 sq. metres 1418.8 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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