



**Guide Price**  
**£650,000**

**Freehold**

3x  2x  1x 

**Brindwood Road,  
London, E4**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Spacious 1930's extended house
- Close to Chingford Mount Road
- Within walking distance on Chingford Foundation School
- Outbuilding with electric used as an office
- Good sized rear garden
- Good bus routes nearby
- Ground floor cloakroom

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 13'8 x 11'7 (4.17m x 3.53m)  
 Kitchen: 20'2 x 17'5 (6.15m x 5.31m)  
 Dining Area : 13'10 x 7'11 (4.22m x 2.41m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 2: 14'0 x 11'4 (4.27m x 3.46m)  
 Bedroom 3: 11'7 x 11'3 (3.53m x 3.43m)  
 Study: 6'1 x 5'7 (1.86m x 1.70m)  
 Bathroom

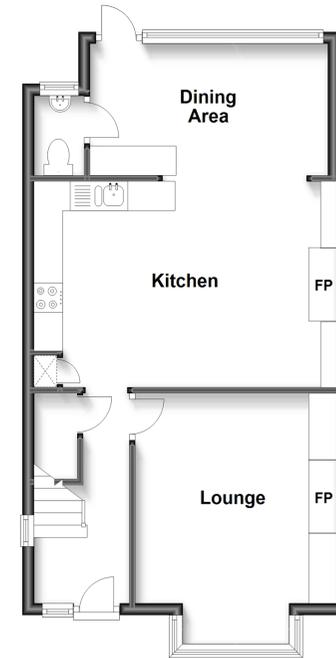
### SECOND FLOOR

Landing  
 Bedroom 1: 14'5 maximum x 12'9 maximum (4.40m x 3.89m)  
 En-Suite Shower Room

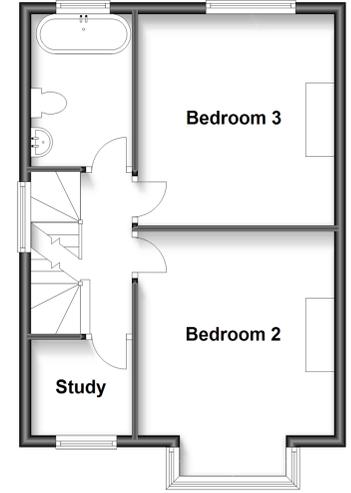
### OUTSIDE

Off Street Parking  
 Rear Garden  
 Outbuilding

**Ground Floor**  
 Approx. 50.3 sq. metres (541.5 sq. feet)



**First Floor**  
 Approx. 39.2 sq. metres (421.7 sq. feet)



**Second Floor**  
 Approx. 23.3 sq. metres (251.0 sq. feet)



**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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