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PRIME RESIDENTIAL

PRESENTS

Hoppett Road, London


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Hoppett Road, London

Elliott James is excited to present this wonderful five/six bedroom semi detached family home situated in a wonderful location perfect for families.

Hoppett Road is situated within easy reach of local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaught Waters and Chingford Golf Course are just up the road for when you fancy a lovely and peaceful walk. There are also plenty of local schools within walking distance, both primary and secondary.

The ground floor comprises of and entrance porch, downstairs cloakroom, two separate multi purpose rooms one of which is currently used as a large study, generous open living room, well proportioned kitchen diner and additional downstairs shower room. The first floor offers additional well proportioned rooms, there is a family bathroom, principal bedroom with ample built in wardrobes, separate toilet room, double bedroom with en suite, two additional double bedrooms and the first floor is completed with a single bedroom.

The home supplies off street parking in the form of a private drive and has a wonderful garden space to the rear.

Viewings are strictly by appointment only.

The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.





An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

NEED TO KNOW

Sqft 1861.00 sq ft	Type House - Semi-Detached	Style New Home
Bedrooms 5	Receptions 4	Bathrooms 3
Tenure Freehold	Local Authority Waltham Forest	Tax Band E

PLANS



GROSS INTERNAL AREA
FLOOR 1: 1011 SQ FT, 94 m², FLOOR 2: 850 SQ FT, 79 m²
TOTAL: 1861 SQ FT, 173 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

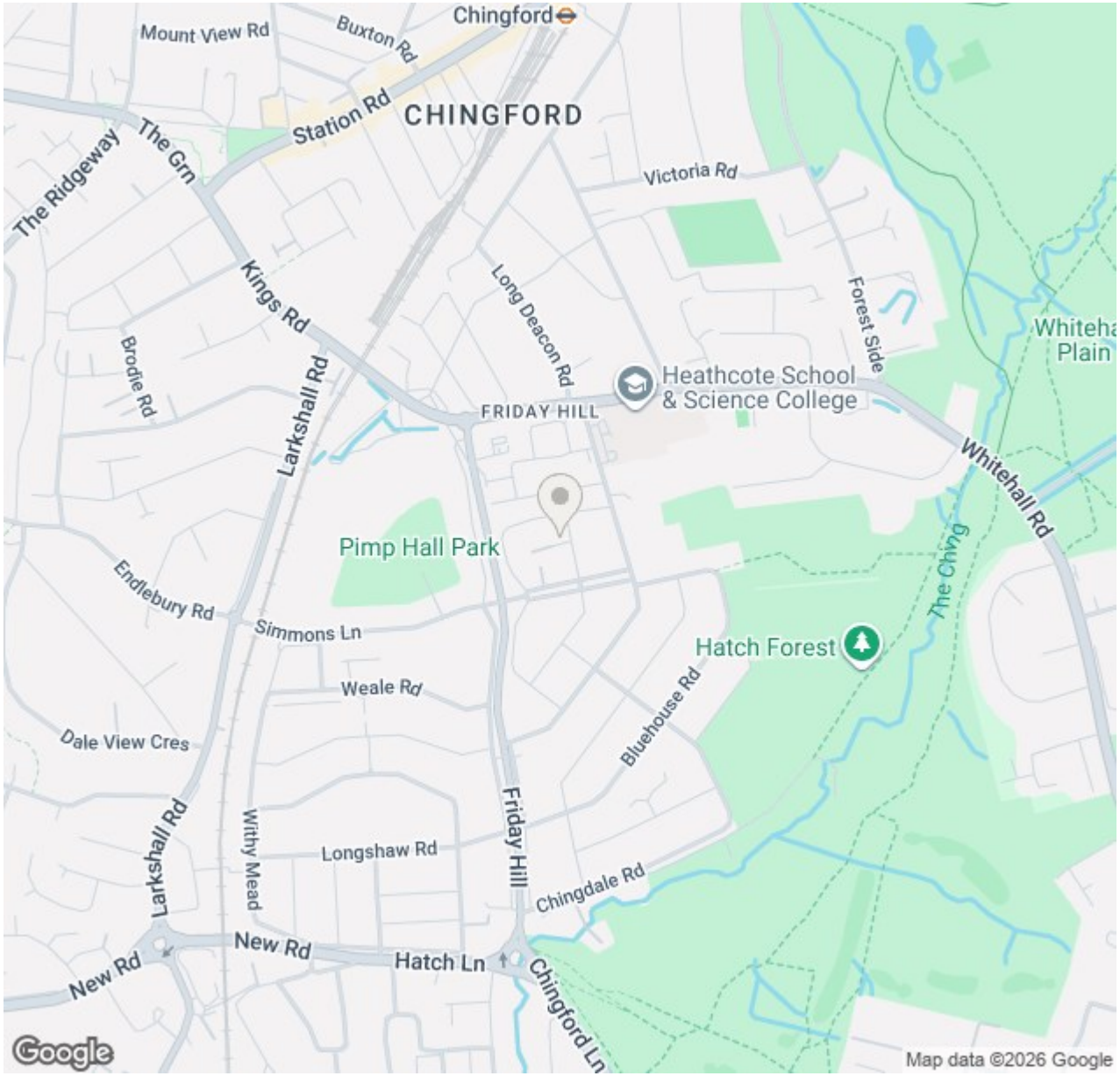

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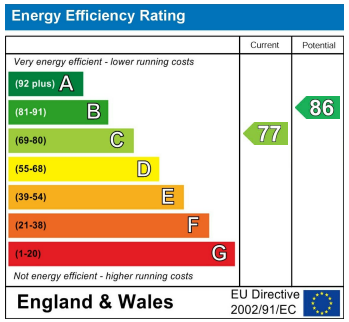

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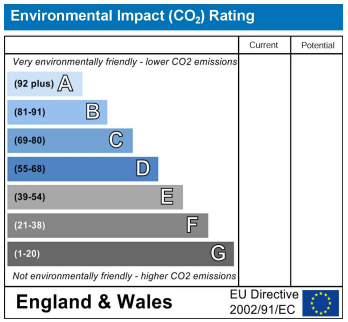

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MAP & EPC


Chingford
Mount View Rd
Buxton Rd
Station Rd
CHINGFORD
The Ridgeway
The Grn
Victoria Rd
Kings Rd
Long Deacon Rd
Forest Side
Brodie Rd
Larkshall Rd
Heathcote School & Science College
FRIDAY HILL
Whitehall Rd
Pimp Hall Park
Endlebury Rd
Simmons Ln
Hatch Forest
The Ching
Weale Rd
Bluehouse Rd
Dale View Cres
Withy Mead
Friday Hill
Longshaw Rd
Chingdale Rd
New Rd
Hatch Ln
Chingford Ln
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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