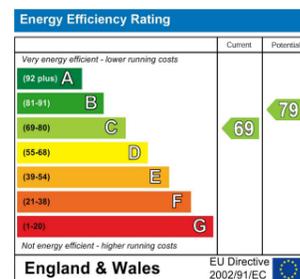


Total Area: 194.3 m² ... 2091 ft²
All measurements are approximate and for display purposes only.



NEVIN DRIVE, CHINGFORD

Offers In Excess Of £1,000,000 Freehold
4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached 1930's
- Easy Access to Chingford Station
- Approx 2091 Square Foot
- Chain Free
- Large Private Driveway and Side Access
- Circa 85 Foot South Facing Garden
- Potential To Extend (STPP)
- Downstairs WC and Study
- Council Tax Band F

This substantial semi detached four bedroom house in a prime North Chingford location has lots of space both inside and out, and considerable potential for further extension. Situated on a popular tree-lined residential street within walking distance of Chingford rail station and in the catchment area of Chingford Foundation School, this is a lovely family home.

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IF YOU LIVED HERE

From the moment you step inside the impressive front door with decorative glazing into the hallway with its beautiful herringbone parquet flooring, you'd be aware that the house has been lovingly maintained. With a south-facing large garden, lots of green spaces nearby, and good public transport links, you could live a life close to nature with easy access to the centre of the capital.

With almost 2,100 square feet over two floors, this is an expansive house. The ground floor has three large living spaces, the largest of which is a fabulous open-plan L-shaped room comprising a large kitchen with a breakfast bar, and an orangery-style conservatory. The kitchen is beautiful and functional, with stylish olive green cabinets, a large freestanding range cooker, and a feature tiled wall and splashback. Off the kitchen there is a door to the former integral garage which is currently two rooms (a study/music room and store). The conservatory has a dining area with a built-in banquette and French doors onto the rear terrace.

The large square front room has a large bay window with plantation shutters, whilst the rear living room is over 20 feet long and has huge picture windows framing glorious garden views, a large central sliding door onto a paved terrace. Both rooms have fireplace surrounds, ceiling roses, and cornicing.

Upstairs the main bedroom has a huge bay window with plantation shutters, built-in wardrobes, and steps down to a luxurious fully tiled shower room with contemporary

fixtures. The second bedroom is a large square room with built-in wardrobes and shelving, and a large window with leafy garden views. The third bedroom is entered via steps up from a dressing room and again has lovely garden views. The fourth bedroom, also a small double, has a window to the front, again with plantation shutters. The fully tiled family bathroom has a five-piece contemporary suite and good natural light and ventilation from an opening window with garden views.

Outside the largely paved front garden has space for two cars and side access to the 85 foot south-facing back garden. This has a raised terrace with wide steps down to a large lawn. Shade and privacy are provided by mature planting and neighbouring trees.

WHAT ELSE?

- It's just a 20 minute walk to Chingford station, where you can catch a 25 minute train to the City.
- In 15 minutes you can walk to the local shops in Station Road.
- The William Girling Reservoir is less than a mile away. From here you can walk or cycle along a series of reservoirs south to the River Lea and Walthamstow Marshes.
- Epping Forest is also just ten minutes from your doorstep on foot, giving you easy access to one of the most impressive wild spaces in the capital.



A WORD FROM THE OWNERS...

"We have loved our time in Nevin Drive. This house felt like home as soon as we walked through the door. It is light-filled and calming, which is a bonus with two young children in the house. The layout allows us to have our own space when working from home, while giving our children the room to play, invent and create. The garden is a fantastic space for entertaining and the children love the playscape under the shelter of the trees.

Nevin Drive is a great place to live and our neighbours are amazing. If we could take them with us when we move, we would! There is a wonderful sense of community with people looking out for each other, sharing extra produce from their allotment or garden and being there with a kind word and a smile.

Epping Forest and all of its delights are minutes away and we regularly go cycling, running and exploring there. No visit is ever the same. The nearby canal paths also offer great routes to enjoy by foot or bike and there's an abundance of water activities on King George's Reservoir. You never have to look too far to find something exciting to do."

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Garden
85'3"

Reception Room
15'3" x 13'11"

Storage
8'10" x 7'3"

Study
12'3" x 8'10"

Kitchen
18'4" x 9'10"

Conservatory
12'7" x 10'4"

Reception Room
20'0" x 13'0"

WC

Bedroom
15'3" x 14'0"

Ensuite
8'7" x 7'8"

Dressing Room
9'1" x 8'10"

Bedroom
10'4" x 8'5"

Bathroom
9'9" x 9'5"

Bedroom
13'1" x 13'0"

Bedroom



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