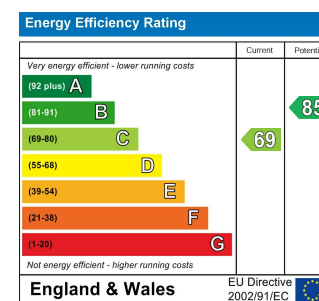
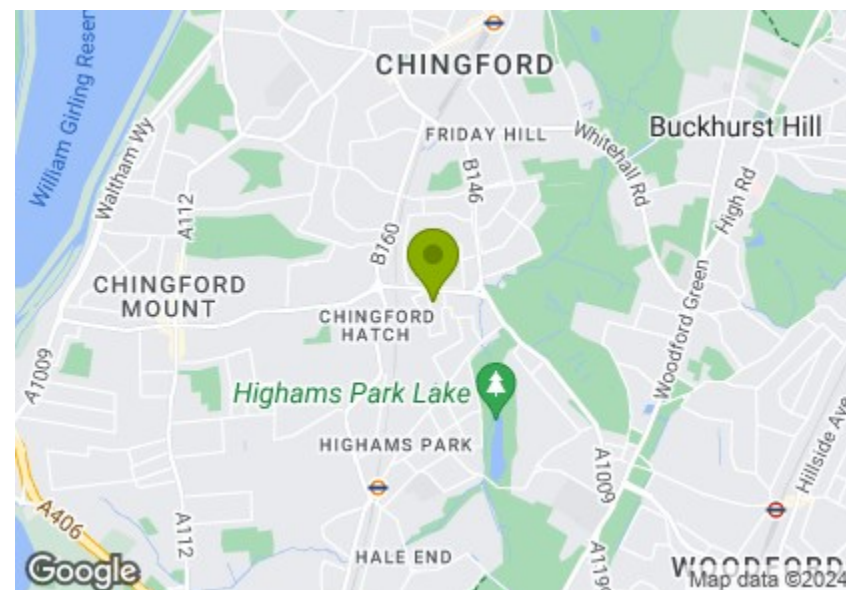




Total Area (Including Garage & Lean To): 144.4 m² ... 1554 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



BLACKTHORNE DRIVE, CHINGFORD

Guide Price £650,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- Semi Detached 1930's
- Easy Access To Highams Park and Chingford Stations
- Private Driveway and Garage
- Approx 1554 Square Foot
- Downstairs WC
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Chain Free
- Circa 65 Foot Rear Garden

GUIDE PRICE - £650k to £675k

A smart and expansive three bedroom, 1930s semi detached, with a wealth of sociable space, lengthy rear garden, garage and driveway. The gorgeous greenery of Highams Park is just a short stroll away, as is the bustle of Chingford Mount.

Highams Park overground station is a fifteen minute stroll, for direct twenty three minute runs to Liverpool Street. Alternatively, ride two stops for Walthamstow Central and a quick swap to the Victoria line.

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hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

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IF YOU LIVED HERE...

You'll have over 1200 square feet of living space to stretch out in, all impeccably appointed in a smart grey and cream palette. Step inside and down the hallway where your plushly carpeted staircase rises ahead. Your front lounge, one of two, sits to the left, naturally bright with a blank hearth. The rear reception wraps around the rear of the property for over 250 square feet, past widescreen garden views to your kitchen.

The kitchen has plentiful cream cabinetry with timber worktops and arresting black metro tile splashbacks. There's a useful utility space, plus a handy lean-to running down the side. From here you can step out into your rear garden, a splendidly split level mix of patio and lawn. From your kitchen, steps descend to the patio proper, a generous crescent ideal for BBQs. From here you can step down, in turn, to a generous length of lush lawn flanked by fencing and greenery and ending in another patio, sheltered by mature greenery.

Inside, and your ground floor's completed by a handy cloak room, while upstairs your family bathroom is floored with slate grey tiles,

and home to both a tub and dedicated walk in shower cubicle. Timber panelling and floor to ceiling tilework completes the aesthetic. Finally, the sleeping arrangements. Your first two bedrooms are both generous doubles of over 150 square feet, while a generous dual aspect single, ideal for a child or home office, with a light grey finish.

WHAT ELSE?

- With your loft space so far untouched, you have scope remaining to develop your new home still further, potentially adding a whole new storey (subject to the usual permissions).
- You have four 'Outstanding' primary schools all less than a mile away on foot, plus a further fourteen primary/secondaries rated 'Good', and just as close.
- With both a driveway and garage you've no shortage of secure off street parking, drivers can be on the arterial North Circular in less than ten minutes.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner. Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?"

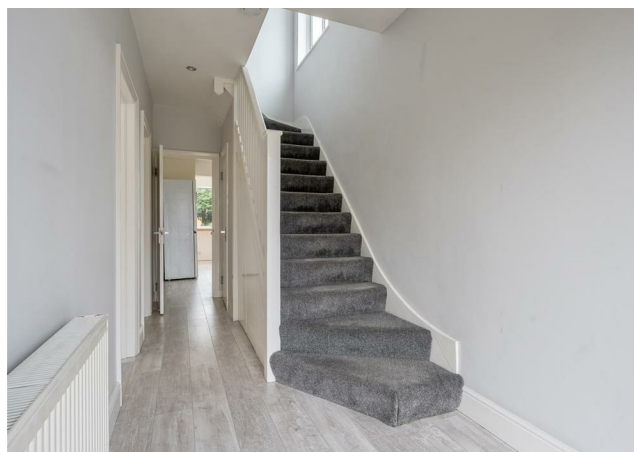
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Garden
64'11" x 29'8"

Garage
9'3" x 16'0"

Reception 1
11'11" x 15'5"

Bedroom 1
7'0" x 9'6"

Reception 2
13'4" x 22'3"

Bedroom 2
11'1" x 15'9"

Kitchen/Diner
8'10" x 15'8"

Bedroom 3
10'11" x 14'11"

Lean To
6'10" x 12'11"

Bathroom

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