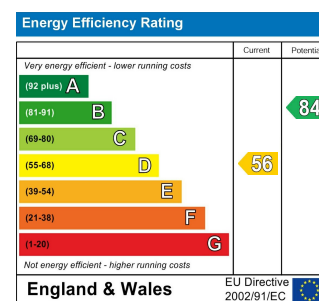




Total Area: 131.3 m² ... 1414 ft²

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.



SEYMOUR ROAD, CHINGFORD

Offers In Excess Of £700,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom Bungalow
- Renovated Throughout
- Private Off Street Parking
- Close to Chingford Station
- Short Walk to Epping Forest and Local Parks
- Good Schools in Walking Distance
- 75 Foot Rear Garden
- Two Large Cellars
- Approx 1414 Square Foot

A substantial, elevated three bedroom bungalow, lovingly developed to take in a skylit loft suite and recently refurbished throughout. Nicely set back from your peaceful, residential street surrounded by the open green spaces of Chingford.

You've plenty of parking to the front. Drivers can be at Chingford station in seven minutes, or speeding along the arterial North Circular in ten

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

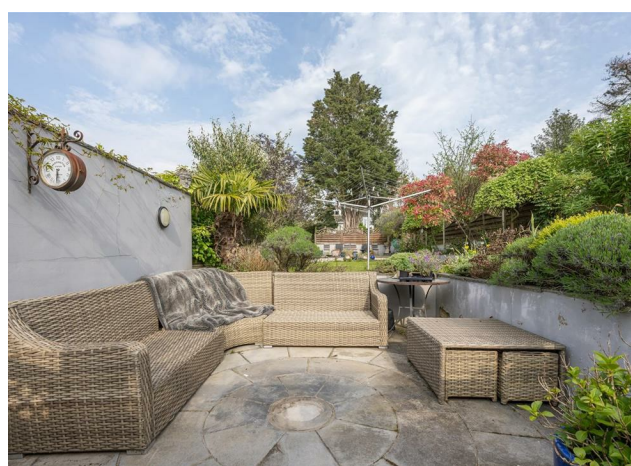
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newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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0203 325 7228

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0203 369 6444



IF YOU LIVED HERE

You'll have a well appointed wealth of living space to stretch out in, over 1400 square feet in all, freshly finished to the highest standard. Step into your sleek, welcoming hallway and your two ground floor bedrooms sit to the front, both basking in the natural light from the twin bow windows. Each sleeper is plushly carpeted, with the larger of the pair totalling 150 square feet with a striking statement wall.

Elsewhere your artfully arranged, open plan lounge, diner and kitchen make up the eminently explorable heart of your new home; all clean lines, elegant colour palettes and smart designer finishes. You have a skylight overhead, and rich dark hardwood giving way to smoky grey tiling underfoot. Your kitchen's sleek suite of glossy cream cabinets reflect the natural light from the conservatory, also framing impressive views over your garden.

And what a garden. Seventy five feet in length, out here you have an expertly landscaped blend of decking and lawn, full of thriving, colourful foliage and featuring a lovely sunken patio. Back inside, and your family bathroom is tranquil in floor to ceiling sandstone

tiling with rainfall shower cubicle and tub. Upstairs your elegant loft sleeper features a chic en suite shower room, large skylight and Juliet balcony framing lovely views of your gorgeous garden.

WHAT ELSE?

- You're spoilt for natural green spaces here. As well as Lee Valley Playing Fields, Mansfield Park and Ridgeway Park sitting right on your doorstep, you have the vast, epic greenery of Epping Forest to explore just a third of a mile away.
- Your large twin cellars are ripe for further development, or simply use them for plentiful extra storage.
- You have five primary/secondary schools all less than a mile away on foot, and all rated 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE OWNER.....

"I have lived in North Chingford for 25 years having moved from east London. The best part of living in North Chingford is the access to Epping forest, which has lots of cycle, running and walking routes.

North Chingford has a good high street with the usual express supermarkets, locally owned coffee shops, cafes, nice restaurants and couple of bars. The overhead train-line provides a pleasant route to Liverpool street (you can usually get a seat!) and to Walthamstow which connects to the Victoria line.

The neighbours either side are extremely nice, they have lived in the road for 25 years+ which is testament to how lovely Chingford is.

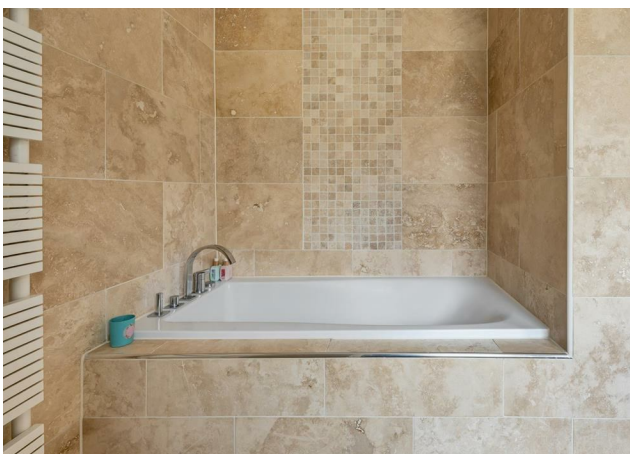
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Garden
75'1" x 23'11"

Conservatory
20'8" x 7'5"

Lounge
17'10" x 13'1"

Dining Room
10'3" x 13'1"

Kitchen
9'8" x 7'11"

Bedroom
9'7" x 12'4"

Bedroom
10'7" x 16'6"

Bathroom
9'9" x 8'6"

Bedroom
15'5" x 20'0"

Ensuite
6'5" x 9'9"



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