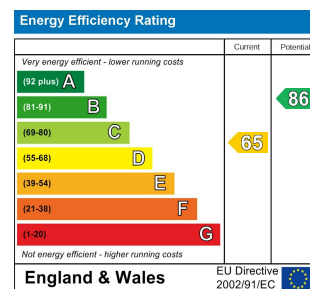




Total Area: 98.4 m<sup>2</sup> ... 1059 ft<sup>2</sup> (excluding outbuilding)  
All measurements are approximate and for display purposes only.

- Reception  
30'11" x 10'10"
- Kitchen  
9'10" x 7'10"
- Hallway  
15'0" x 6'9"
- Bedroom 1  
11'1" x 6'11"
- Bedroom 2  
13'11" x 11'11"
- Bedroom 3  
13'1" x 10'9"
- Bathroom  
9'8" x 5'1"
- Outbuilding  
12'0" x 11'8"
- Garden  
45'11"



## WELLINGTON AVENUE, CHINGFORD Offers In Excess Of £550,000 Freehold 3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Mid Terrace 1930's
- Short Walk to Chingford Station
- Approx 1059 Square Foot
- Chain Free
- Potential To Extend (STPP)
- Circa 46 Foot Rear Garden with Outbuilding
- Rear Access
- Large Front Garden with Potential for Driveway (STPP)
- Quiet Cul de Sac

A sizeable 1050 square foot, three bedroom family home in Chingford, with a wealth of development potential, large rear garden and substantial outbuilding. Outside, you're surrounded by Chingford's diverse green spaces and varied amenities. With your loft space so far unexplored, you could follow your neighbours' lead and add your own whole new storey, subject to the usual permissions.

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

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

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0203 369 1818

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

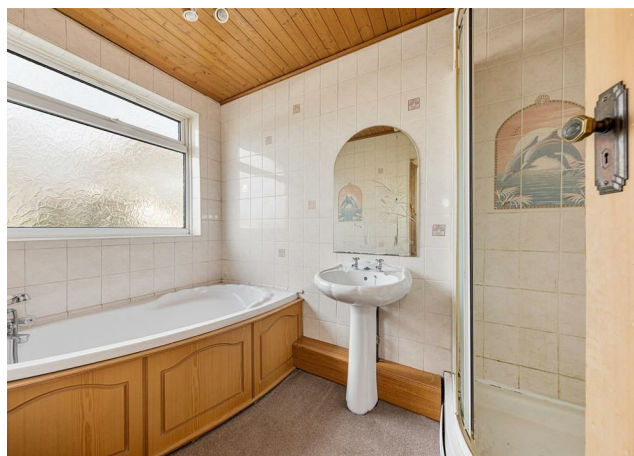
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REQUEST A VIEWING  
0203 369 6444



**IF YOU LIVED HERE...**

Your first stop, after checking out your neat, lush front garden, will be your splendidly substantial, 300 square foot through lounge. Dual aspect and full of natural light, it's home to a pair of impressive vintage timber mantelpieces and tiled hearths, fine conversation pieces. Bay windowed patio doors open onto your garden, where a smart timber deck descends to a lush lawn, ending in that 140 square foot outbuilding.

You have some intriguing possibilities here too, with potential for a private garage, workshop, home office or even guest accommodation (STPP). Back inside and your kitchen completes the ground floor with pine cabinets, dark worktops and glossy scarlet splashbacks. Upstairs your bay windowed principal sleeper's a handsome 170 square foot, with a wealth of fitted storage. Two more double bedrooms round out the sleeping arrangements, and your family bathroom is home to a large corner tub and dedicated shower cubicle.

Outside and it's just five minutes on foot to Ridgeway Park, the open green spaces ideal for morning jogs and evening strolls alike. There're also tennis courts, and nearby Mansfield Park offers woodland if that's more your thing.

Or if you really want to lose yourself in nature, then take the twenty minute stroll (or five minute bike ride) to the endlessly explorable expanse of Epping Forest. Chingford station is a pleasant thirty minute stroll (or eight by bike) for direct overground connections to Liverpool Street.

**WHAT ELSE?**

- Design & decor may require some updating here and there, there are some original timber floorboard in the back bedroom just waiting to be sanded, stained and returned to their former glory.
- Your neat little front garden could be converted into a driveway (STPP) for off street parking, drivers can be on the arterial North Circular in around ten minutes.
- Parents will be pleased to find eight, primary/secondary schools all less than a mile away on foot, and all rated 'Good' or 'Outstanding' by Ofsted.



**A WORD FROM THE OWNER...**

"Wellington Avenue is a quite road with no through access. A large Park at the end of the road with sports /leisure amenities. I raised two children there taking them to Parkside school which is on the road. The properties are well built Reader designed houses and we have been really happy there."

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