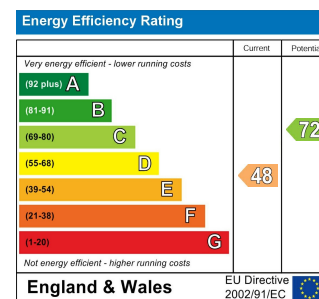




Total Area (Excluding Garden Room): 192.7 m² ... 2075 ft²

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.



NEVIN DRIVE, CHINGFORD

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



Features:

- Five Bedroom House
- Semi Detached 1930's
- Easy Access to Chingford Station
- Approx. 2075 Square Foot
- Downstairs Bathroom and Utility Room
- Large Garden Studio
- Private Driveway and Side Access
- Circa 120 Foot Rear Garden
- Potential to Extend (STPP)
- Chain Free

A tremendously grand, spacious and fully featured five bedroom semi detached family home in leafy Chingford. You have twin bathrooms, a huge driveway and lengthy rear garden with studio. It's all surrounded by plentiful natural green spaces.

Not only are Lee Valley Park, Mansfield Park and Ridgeway Park all within a few minutes' stroll, but the vast, endlessly explorable greenery of Epping Forest is just a half mile away on foot.

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IF YOU LIVED HERE...

You'll be stretching out in over 2000 square feet of living space, including a superb choice of hosting spaces. Your principal reception sits to the right, off your broad handsome entrance hall. Over 250 square feet in its own right, in here you have that glorious box bay window to the fore, striking statement wallpaper either side of the chimney breast, a vintage hearth and solid blonde hardwood underfoot.

To the rear, there's a pair of 110 square foot secondary receptions, connected by glazed internal doors and looking out over your vast garden. Run them all together and you'll have a huge, forty foot through lounge with clear sight-lines from front to back. Your final reception sits across the hallway to the front, and is currently in use as a sixth bedroom. Next door, the first of your two bathrooms is smartly finished in chocolate and cream, with a walk-in shower cubicle.

Moving back to the rear, your kitchen/diner comes in at over 280 square feet, with flawless, floor to ceiling cream cabinets and quartz effect work surfaces running around the flanks. A large breakfast bar takes centre stage while still leaving plenty of room for dining. Step outside here to marvel at your 120 square foot rear garden, where a breadth-spanning patio leads to an immaculately manicured length of lawn, in all over 120 foot long.

It all ends in a substantial raised timber deck and 230 square foot garden studio. This is a glorious affair, fully powered with reclaimed timber floorboards underfoot and

vaulted, beamed ceilings overhead. Currently in use as the ultimate home bar, it's nonetheless ideal for all manner of purposes. Back in the main house, and a handy utility room completes the ground floor, while upstairs your smartly appointed double bedrooms range from 100 to 180 square feet. Sleeper five is a generous single, while your sizeable family bathroom features both a tub and shower cubicle.

WHAT ELSE?

- Your huge driveway sets you nicely back from the street while providing private parking for multiple cars. Drivers can be on the North Circular in just over five minutes. Alternatively, Chingford overground station, for direct, twenty seven minute runs to Liverpool Street, is just seven minutes by bike or twenty on foot.
- Incredibly, there's still more scope for expansion here. Follow your neighbours' lead and extend into the substantial loft for your own whole new storey (subject to the usual permissions). This is a home that will serve the needs of the most demanding of families for years to come.
- Parents will be pleased to discover two 'Outstanding' and five 'Good' primary/secondary schools, all less than a twenty minute stroll away.



A WORD FROM THE OWNER.....

"Very nice road with great neighbours, the house gets a lot of natural light and the garden is a great size for entertaining and is safe for children to play in. We have loved this house since we moved in, it has been a fantastic family home."

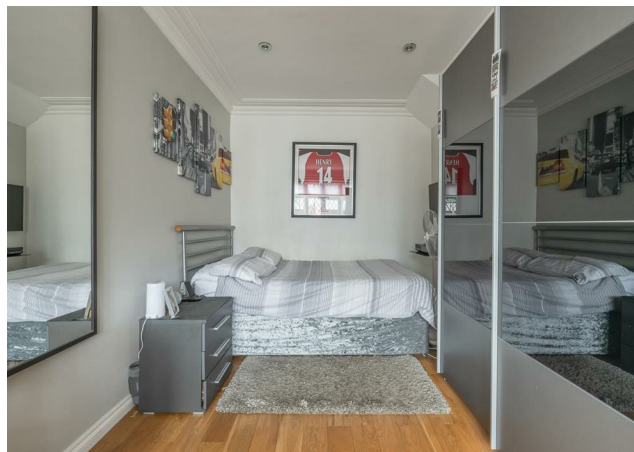
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Garden
29'11" x 120'8"

Garden Room
21'4" x 11'3"

Reception Room
13'2" x 20'9"

Reception Room
8'3" x 16'6"

Reception Room
11'3" x 9'11"

Reception Room
11'3" x 9'0"

Bathroom
8'5" x 5'4"

Utility Room
11'11" x 5'4"

Kitchen/ Diner
17'4" x 16'4"

Bedroom
8'4" x 15'9"

Bedroom
8'1" x 8'2"

Bedroom
11'5" x 16'9"

Bedroom
11'3" x 13'10"

Bedroom
8'5" x 12'2"



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