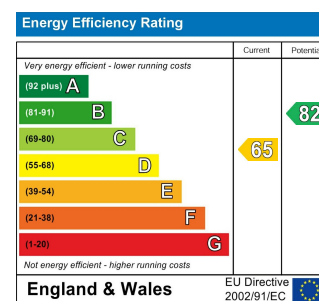
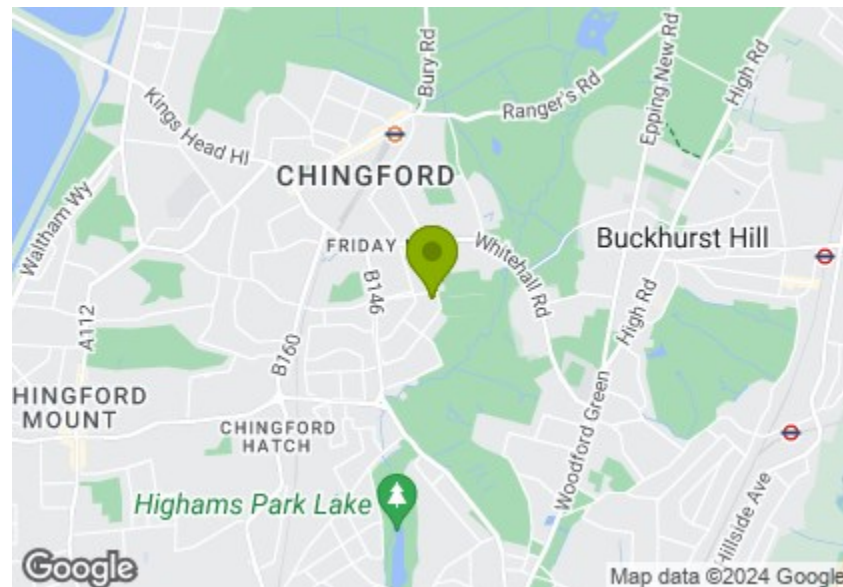




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



MANOR FARM DRIVE, CHINGFORD

Offers In Excess Of £485,000 Freehold 3 Bed House



Features:

- Three Bedroom
- Mid Terrace House
- Potential to Extend (STPP)
- Approx 811 Square Foot
- Moments from Epping Forest
- Circa 41 Foot Rear Garden
- Easy Access to Highams Park and Chingford
- Loft Room
- Large Garden Storage
- Potential to Install Driveway (STPP)

A smart and substantial three bedroom mid terrace with a conservatory and east-facing rear garden. It's mere moments from the lush greenery of Hatch Forest and close to Chingford's many and varied amenities. An abode bursting with potential.

There's scope to develop your new home skywards, perhaps converting your loft room into a full Dormer extension (subject to the usual permissions). Or perhaps extend the front courtyard garden ñ this would make a fine driveway.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

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0208 520 3077

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IF YOU LIVED HERE...

You'll be spreading out in over 800 square feet of elegantly understated living space. Step through the hallway and you have clear sightlines across the ground floor via your semi open plan lounge. In here bistro shutters sit over paned windows, a dado rail lends a classic touch, and a black and brass fireplace takes pride of place in the chimney breast. Follow the ash hardwood flooring through to the dining room ñ it's just as immaculate and brings the double reception's total to 320 square feet.

Internal doors open things up to the kitchen, where flawless cream cabinets flank biscuit backsplashes, and natural light pours in via the conservatory. Step through here for your forty foot, east-facing rear garden, it's a low-maintenance mix of pebbles, beds, patio and eighty five square feet of handy garden storage overhung with mature foliage. The ground floor's completed by a chic sandstone bathroom with a rainfall shower over the tub. Head upstairs for three impeccable bedrooms, while the 140 square foot loft room offers yet more space with twin skylights and honey-toned flooring already in place.

Outside and Chingford overground station's a sixteen minute walk or eight minute cycle away for direct twenty seven minute connections to Liverpool Street and the City. Or change at Walthamstow Central to be at Kings Cross fifteen minutes later, or Oxford Circus in twenty. If it's a drizzly day, or you just don't feel like walking, the 212 bus route around the corner on Friday Hill will shuttle you to Highams Park and St James Street stations, where you can join the Overground.

WHAT ELSE?

- Current or prospective parents will be pleased to discover twelve 'Outstanding' or 'Good' Ofsted rated schools all less than a mile away on foot. The 'Outstanding' St Mary's Primary is a fifteen minute walk up Kings Road.
- Drivers can be on the North Circular in eight minutes and the M11 in ten.
- You're surrounded by open green space here, with Hatch Forest, Whitehall Plain and the many tendrils of Epping Forest north and south. You'll never want for places to relax in nature while hitting your step count.



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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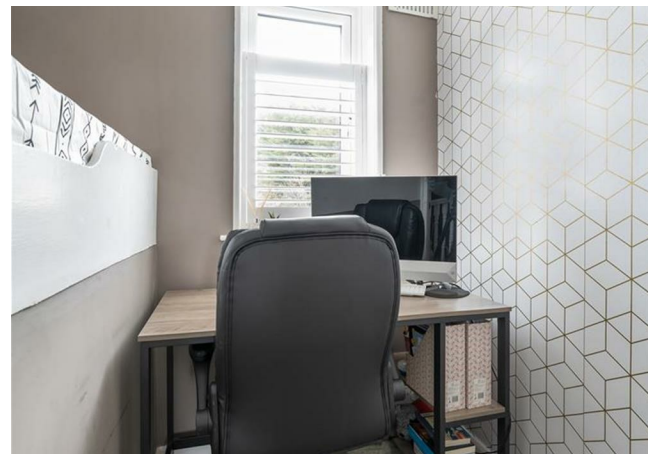
Garden
41'0" x 17'0"

Lounge/Dining Room
15'5" x 20'8"

Kitchen
8'10" x 8'6"

Conservatory
7'6" x 5'10"

Bedroom 1
15'1" x 9'10"



Bedroom 2
9'10" x 10'9"

Bedroom 3
7'6" x 5'10"

Loft Room
13'7" x 10'9"

Garden Storage
16'8" x 5'10"



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