

Reception  
12'1" x 15'11"

Reception  
12'1" x 13'1"

Kitchen  
8'10" x 11'1"

Conservatory  
6'6" x 11'5"

Bathroom  
7'3" x 11'1"

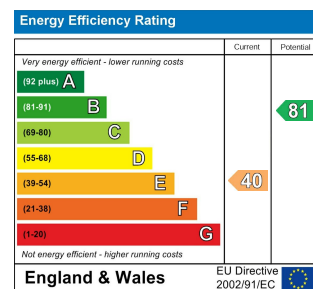
Bedroom  
13'11" x 9'4"

Bedroom  
11'9" x 16'0"

Garden  
approx. 42'3" at it's longest point

Garden Storage

Total Area (Excluding Garden Storage): 97.3 m<sup>2</sup> / 1048 ft<sup>2</sup>  
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.



## GARFIELD ROAD, CHINGFORD

### Offers In Excess Of £550,000 Freehold 2 Bed Bungalow



#### Features:

- Two Bedroom Bungalow
- End of Terrace
- Off Street Parking
- Moments Away from Chingford Station
- Close to Local Amenities
- Potential to Extend (STPP)
- Approx 1068 Sq Ft
- Short Walk to Epping Forest

A cleverly designed and deceptively spacious two bedroom bungalow, offering over 1000 square feet of living space. Bungalows have an enduring popularity for homeowners wanting a quirky and versatile space, and this home certainly delivers. You've got a large through lounge, separate kitchen and conservatory in addition to the two double bedrooms and a lovely garden, plus the exciting potential to extend (STPP). Located at the end of a quiet residential turn, moments from Chingford Station and the many amenities this area offers, you also have the added bonus of off street parking.

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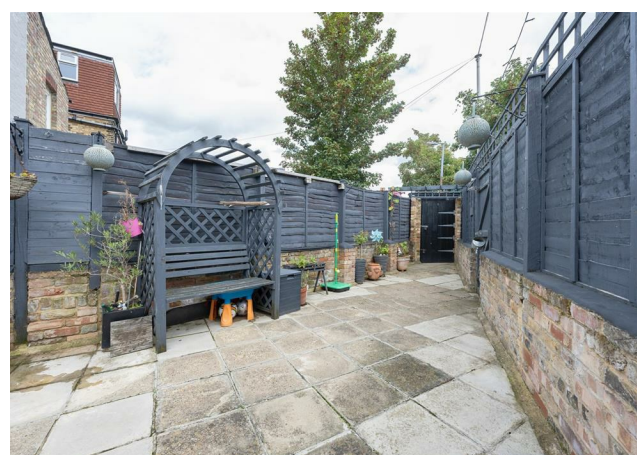
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### IF YOU LIVED HERE...

You will love how this home has been thoughtfully designed so your living rooms sit on one side of the hallway and the bedrooms on the other, creating a clear differentiation of space. The large through lounge is a particularly capacious room, with a log burner to the front and ample space for dining furniture to the rear, the dual aspect windows ensure light floods through, complimenting the soft and neutral decor. The perfectly appointed kitchen is a stylish affair, with integrated appliances sitting within the gleaming white units. Dark marble style countertops perfectly compliment the cabinets, and you have lovely garden views from the window. This room adjoins the conservatory, a wonderfully versatile and bright space with direct access to the garden; you could use this as a dining space or a peaceful home office with a view. The garden is perfectly low maintenance, paved for convenience with tastefully painted fences, you also have some outdoor storage here, a perfect spot for bikes or muddy boots. Back inside, your two bedrooms are both doubles. You have some handy integrated storage solutions in here and in the hallway,

ensuring you have space to store bulky items like suitcases. This property is completed by a smart and impeccably designed family bathroom, which maximises space and uses the design of the home to allow a three piece suite to sit in here comfortably.

### WHAT ELSE?

- Out and about you have multiple amenities in your immediate locale; we recommend heading to Robins Pie and Mash for an authentic taste of the East End.
- As mentioned, Chingford Station is moments from your door which has frequent trains into London Liverpool Street via Walthamstow and Hackney in a little over 20 minutes.
- For some much needed green space, you're moments from Chingford Plain, which opens out into Epping Forest, one of the most glorious rural spots in London. You can escape City life and immerse yourself in nature in under 15 minutes.



### A WORD FROM THE OWNER...

"We have loved living here since 2015. We are so close to Station Road and love going out for a coffee or dinner at one of the many cafes and restaurants. Living so close to the train and bus station at Chingford has been so beneficial to us from a commuting perspective and also on days out with our kids as its only a few minutes walk away. We often go for walks in the forest and all of our family is nearby. Our house has been perfect for us as it has so much communal space (a huge through lounge) and we have been spoiled with two large bedrooms. There is a huge loft space stretching across the house which we would have loved to convert! We will very much miss living here in such a nice street which has a wonderful vibe amongst our neighbours who we are always stopping to chat with!"

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