

Total Area (Excluding Outbuilding): 133.8 m² - 1440 sq ft
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.

- Reception
12'5" x 24'1"
- Dining Room
8'0" x 10'10"
- Kitchen / Diner
10'11" x 23'2"
- Shower Room
- Bedroom
6'4" x 10'0"
- Bedroom
12'4" x 13'11"
- Ensuite
- Bathroom
- Bedroom
8'0" x 10'2"
- Bedroom
9'10" x 14'8"
- Garden
approx. 24'4" x 56'7"
- Outbuilding
20'6" x 18'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
	(81-91) B		
	(69-80) C		
	(55-68) D	58	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



NEW ROAD, CHINGFORD

Offers In Excess Of £700,000 Freehold 4 Bed House - Semi-Detached



Features:

- Four Bedrooms
- 1930s Semi Detached
- Approx. 1440 Square Foot
- Potential to Extend (STPP)
- Approx. 55 Foot Long Garden
- Three Bathrooms
- Close to Local Amenities
- Moments Away from Epping Forest
- A Short Walk to Highams Park Station

This bright and substantial four-bedroom, three bathroom home is nestled between Chingford and Highams Park and benefits from quick access to Epping Forest as well as plenty of amenities and transport links.

There's also the potential to extend, which will be great for peace of mind, although the property already comes in at an impressive 1440 square foot, and that not even including the 55 foot long south-facing garden.

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

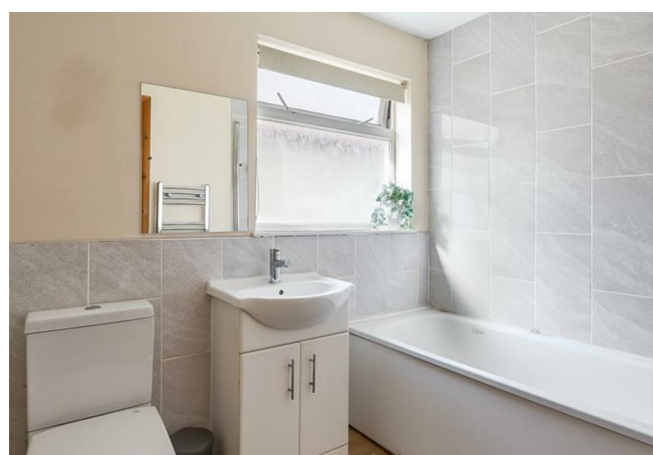
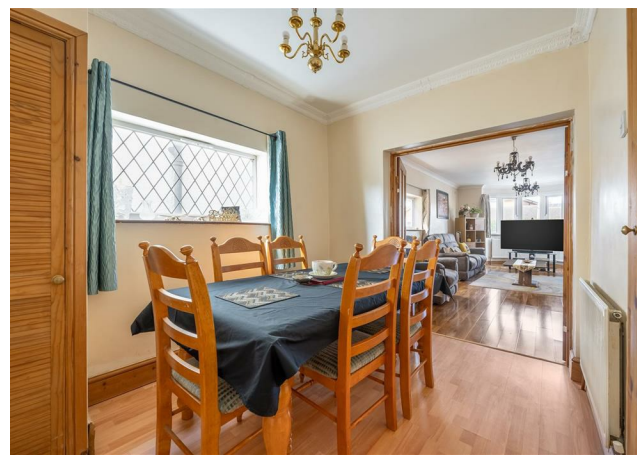
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 369 6444



IF YOU LIVED HERE...

Beyond that classic 1930s footage, you'll find brilliantly spacious reception room, with that large bay window ensuring a brilliant amount of natural light. With a dining room at the rear, it's a brilliant set-up for entertaining friends or family, especially with spacious and well-equipped kitchen, which looks out onto the large rear garden. Not only does it have a large lawn, there's a conveniently placed outhouse at the rear. Speaking of convenience, you'll enjoy having a ground floor bathroom, as well as plenty of internal storage.

Upstairs you'll find four bedrooms - one with an ensuite. Since there's also a family-sized bathroom on this floor, getting ready in the morning should be a doddle.

The home is just 1.4 miles from Highams Park station, where you can zip to Liverpool Street on the overground in around 25 minutes (or change at Walthamstow Central for the Victoria line and head to the West End).

There are plenty of amenities nearby in Chingford Hatch and Chingford Mount, from convenience stores for essentials to food-based perks such as Japanese Super Sushi. Meanwhile, in Highams Park you've got more great options, such as Vino Tap, The Stag & Lantern Micropub, Biba and Wren an Yaz.

The neighbourhood is home to a huge amount of greenery, particularly since it's located so close to Epping Forest, but Highams Park is also near and a lovely spot to relax by the lake.

WHAT ELSE?

- You're only a six minute walk from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.
- Parents will be pleased to know you have an abundance of great schools in the area
- Your new local is the the Larkshall. A great spot to enjoy good food in lovely surroundings, it's just 13 minutes on foot too.



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. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchspots. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. 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."

WILL TURNER
ASSISTANT BRANCH MANAGER

REQUEST A VIEWING
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM