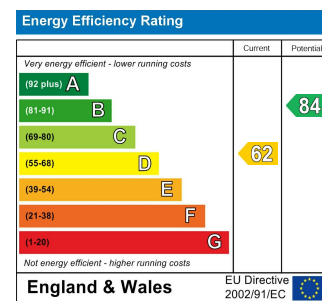




Total Area (Excluding Outdoor Storage & Eaves Storage): 203.9 m² ... 2194 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



FREDERICA ROAD, CHINGFORD

Offers In Excess Of £1,200,000 Freehold
6 Bed House - Semi-Detached



Features:

- Six Bedroom House
- Semi Detached Victorian
- Short Walk to Chingford Station
- Approx 2194 Square Foot
- Potential To Extend (STPP)
- Circa 60 Foot Rear Garden
- Downstairs WC and Utility
- Driveway and Side Access
- Moments From Epping Forest
- Garden Studio

A plush and palatial six bedroom Victorian semi detached, sitting just moments from Chingford station and the open greenery of Chingford Plain. Totalling over 2000 square foot, plus a huge rear garden, this is a fabulous family home.

You're on one of the most sought after streets in Chingford here. Quiet, peaceful and within reach of the endlessly explorable expanse of Epping Forest. Hikers and bikers alike will love having this epic green space on your doorstep. You'll forget you're in London.

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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

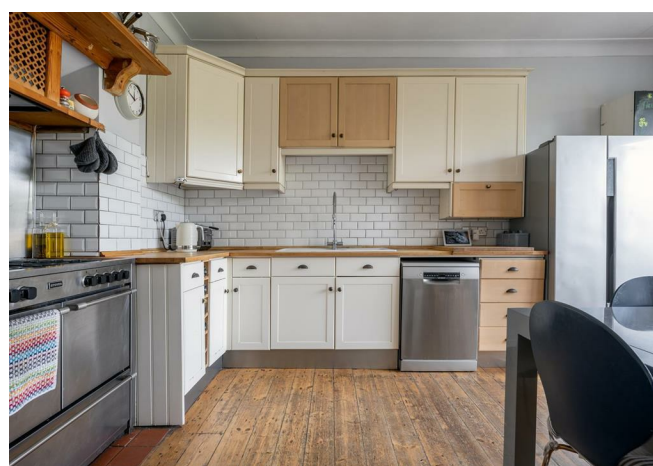
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll have a wealth of elegantly appointed living space behind that classic frontage, sure to satisfy even the most demanding of clans. Your splendid front door, inset with and surrounded by ornate stained glass, opens onto a wide, welcoming hallway with perfectly preserved original floorboards underfoot. These flow on into your vast through lounge, 350 square feet, with the high ceilings of the period and a working gas woodburner nestled in an exposed brick hearth below an ornate timber mantel.

It all descends to a covetable dining and reading area with substantial bespoke fitted bookcases, before leading back out to your hallway and past a handy spare cloak room and beautifully bright utility, at over 100 square feet this offers a wealth of incidental space; it's almost a second kitchen. Your kitchen/diner proper sits to the rear and it's marvellous. Well over 200 square feet, an entire rear wall of bi folding patio doors bathes everything in natural light from the gorgeous original floorboards to the banks of pristine cream cabinets.

Step out here for an elevated timber deck, a splendid al fresco extension to your diner, descending to a fifty five foot length of lawn with screening greenery and timber fencing running down either side. There's a second raised deck at the end, also home to a substantial garden studio ideal for all manner of uses, and you also have some very useful outdoor storage built into the side return. Back inside, and upstairs your principal bedroom comes in at more than 200 square feet, beautifully bright with a white and smoky grey colour palette.

Next door you have a sizeable sleeper, ideal for a home office, plus another welcome double before you get to your WC and handily separated family bathroom. Here things are as sumptuous as you'll by now expect, elegantly tiled in smoky oversize letterboxes and featuring a freestanding ceramic tub as well as a walk in rainfall shower. Finally, your expertly realised loft conversion is home to two more double bedrooms, one enviably dual aspect and skylit, plus a skylit shower room to finish things in splendid style.

WHAT ELSE?

- You have that large driveway for off street parking and drivers can be on the North Circular in around ten minutes or the M25 in fifteen. Alternatively, Chingford overground is a mere five minutes on foot and will get you directly to Liverpool Street in twenty seven.
- Golfers will be delighted to find Chingford Golf Course just ten minutes away on foot.
- You have the highly regarded Normanhurst independent school just a couple of minutes around the corner. There are also five primary/secondary schools all rated 'Outstanding' or 'Good' by Ofsted less than a mile away on foot, and the Bancrofts independent schools are just the shortest of drives away.



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. 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?"

WILL TURNER
ASSISTANT BRANCH MANAGER

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Garden
15'5" x 57'4"

Reception
14'7" x 15'10"

Reception
12'7" x 9'10"

Kitchen / Dinner
12'9" x 19'0"

Utility
12'8" x 8'5"

WC

Storage

Bedroom
12'10" x 14'6"

Bedroom
12'7" x 10'2"

Bedroom
12'7" x 15'10"

Bedroom
6'5" x 10'5"

Bathroom
8'11" x 8'7"

Bedroom
12'4" x 10'11"

Bedroom
11'3" x 19'3"

Bathroom
6'5" x 7'3"

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