

Reception Room
19'6" x 15'11"

Kitchen
14'7" x 7'1"

Conservatory
11'10" x 8'7"

Bedroom
12'11" x 9'8"

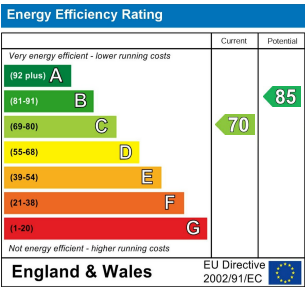
Bedroom
9'9" x 8'6"

Bathroom
7'6" x 7'3"

Garden
49'2"

Garden Office
9'10" x 6'11"

Garage
15'10" x 11'10"



EPPING WAY, CHINGFORD

Offers In Excess Of £485,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace
- Moments From Epping Forest
- Approx 965 Square Foot
- Large Garage
- Easy Access to Chingford
- Circa 50 Foot South Facing Garden
- Private Driveway
- Rear Access

Packed with traditional features, this charming two-bedroom mid-terrace home sits in a fantastic spot on a quiet road at the edge of Epping Forest. However, despite the peaceful location, Chingford station is just 1.3 miles away, where frequent trains run to London Liverpool Street in around 26 minutes. Other highlights include the 50-foot south-facing garden with studio and rear access, large garage, private driveway, first floor bathroom and bright kitchen with adjoining conservatory.

REQUEST A VIEWING
0203 369 6444

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



IF YOU LIVED HERE...

Beyond that convenient driveway, you'll find a fantastically proportioned home, where every inch has been considered for the optimum layout. At the front you have the reception room, which is full of natural light thanks to the generous windows. There are traditional features, such as the fire surround and mantel as well as newer updates, like the bold feature wall.

At the rear you'll find the spacious kitchen where you'll enjoy making use of the stylish units and high-spec appliances. The adjoining conservatory is perfectly placed, offering a view of the large south-facing garden. At the rear you've got your large garage and an office/studio which could be used in countless ways.

The family bathroom is situated on the first floor, alongside the two bedrooms, which smartly finished with soft carpeting.

Stroll a few minutes beyond your driveway and you'll find yourself at the doorstep of the 6,000-acre Epping Forest, as well as the peaceful waterways around the Lea Valley reservoir. If all this sprawling nature gets too much, drive less than ten minutes in the other direction, and you can experience the joy of advance technology at state-of-the-art cinema Odeon Luxe Lee Valley.

You're only a short distance from Chingford's lively food and drink scene, too. You're spoilt for choice when it comes to Thai food, with the Rusty Bike pub and Patpong Thai both serving up fantastic food with authentic flavour. Wilsons fish and chips, which has been keeping customer happy for almost a hundred years, is another great option for takeout, as is iconic institution Robins Pie & Mash. Luckily you'll have plenty of time to explore, as this really is a home to lay down roots.

WHAT ELSE?

- Parents will be pleased to know that there are plenty of great primary and secondary schools in the area.
- Not only do you have off-street parking, but you can reach the M25 in around ten minutes. As mentioned Chingford station is 1.3 miles away. From there you can nip to Liverpool Street on the overground in around 26 minutes, or change three stops down the line at Walthamstow for the speedy Victoria line.
- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



A WORD FROM THE OWNER...

"I have lived here very happily for 30 years and always thought I would never move. When driving home from work to turn into Epping Way and head toward the forest was always a great feeling! The conservatory is a delight and I consider that I have summer and winter living quarters and to sit with the bi-fold doors open in summer evenings is wonderful. It is very quiet and peaceful and and am hoping to only move 1/2 mile away."

REQUEST A VIEWING
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM