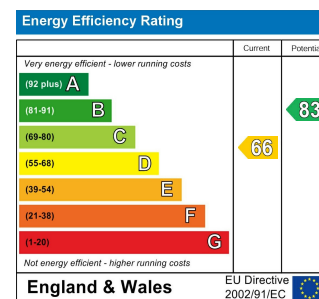
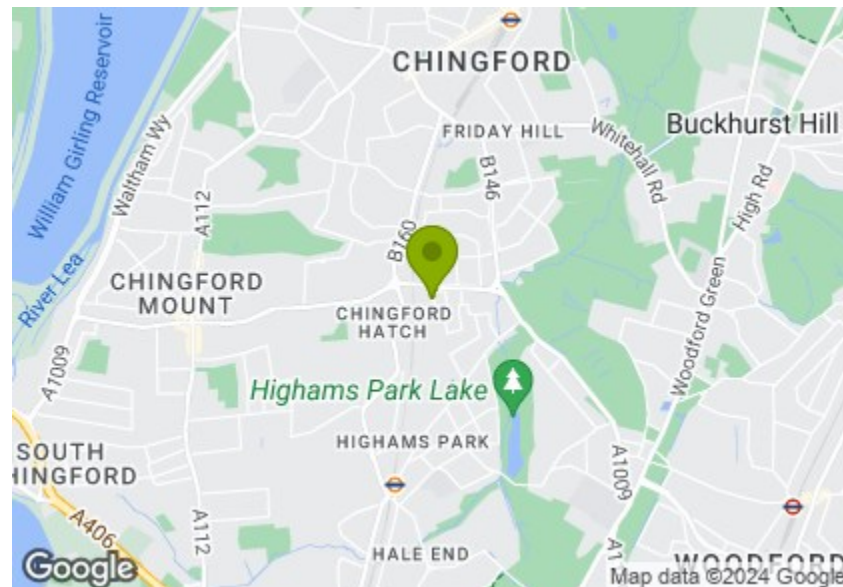




Total Area (Excluding Garage): 99.2 m² ... 1068 ft²

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.



BLACKTHORNE DRIVE, CHINGFORD

Offers In Excess Of £775,000 Freehold

3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- 1930's Semi Detached
- Downstairs WC
- Approx 1070 Square Foot
- Short Walk to Highams Park Station
- Private Driveway and Garage
- Circa 70 Foot West Facing Garden
- Moments From Epping Forest
- Potential To Extend (STPP)
- Side Access

An elegantly appointed three bedroom, semi detached 1930s home with a south-west facing garden and heaps developmental potential. You're perfectly positioned by Hatch Lane's cluster of amenities, with the greenery of Epping Forest moments away.

Just five minutes' walk will bring you to this ancient woodland, where you can follow the River Ching south to Highams Park. Ideal for relaxing in nature or hitting fitness goals, it's also home to Highams Park Lake, The Boathouse kayak and canoe club and incredible views.

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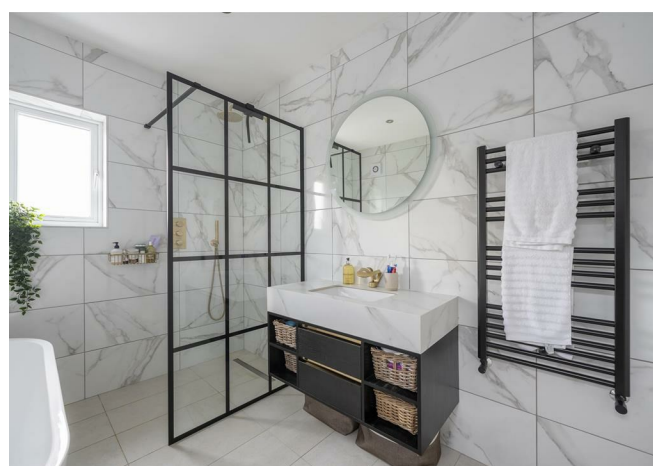
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IF YOU LIVED HERE...

You'll be relaxing in your sumptuous 185 square foot lounge with a partial bow window, built-in fireplace, television and storage, and walnut herringbone flooring throughout. It's all laid semi open plan to the kitchen for a dual aspect and natural light throughout. The new heart of your new home's your huge 300 square feet kitchen/diner, with more of those sublime herringbone floorboards, a Hague blue kitchen island with breakfast bar, and a Belfast sink sunk into a smart suite of cabinets. Recessed spotlights twinkle overhead, and the dining area overlooks the garden.

Step through the floor to ceiling patio doors for your seventy foot, south-west-facing garden. Here a pristine timber sun deck leads to lush lawn and a patio with a generous alfresco dining area - that side access making it perfect for parties. Your 210 square foot garage is also here and suitable for turning to all manner of uses. Head back inside and the first floor's completed by a beautiful WC dressed in luxury wallpaper, timber panelling, and striking brass flourishes.

Pad up the carpeted stairs for your 165 square foot principal bedroom. With a curved window letting light flow over cosy carpet and built-in mirrored storage, this is a tempting prospect indeed. Two more impeccable bedrooms await, one a generous double of 125 square feet and the other a substantial single. Lastly,

your dual aspect family bathroom's a jaw-dropping space sporting an onyx-paned walk-in rainfall shower, curved standalone tub and a floating sink.

Outside and Highams Park overground station is a sixteen minute stroll or four minute cycle away and will get you directly to Liverpool Street in twenty three minutes. West End bound? Walthamstow Central is just two stops away for the Victoria line. If it's a drizzly day or you just don't feel like walking then the 212 bus stops around the corner and will whisk you straight to both Highams Park or Chingford stations.

WHAT ELSE?

- You have a choice of eighteen primary/secondary schools in a one mile radius rated 'Good' or better by Ofsted. Three of these have 'Outstanding' status.
- The private driveway and garage will come in handy. Drivers can be on the arterial North Circular in just seven minutes, and speeding out of London on the M11 six minutes later.
- With your loft space so far undeveloped you also have scope to add your own whole new storey as some of your neighbours have done (subject to the usual permissions). This is a home that can grow with you.



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

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Reception
11'7" x 15'8"

Bedroom
10'4" x 12'0"

WC

Bathroom
7'3" x 9'8"

Kitchen / Diner
21'4" x 15'0"

Garden
approx. 70'0" x 28'4"

Bedroom
7'8" x 9'6"

Garage
9'8" x 21'8"

Bedroom
10'4" x 15'8"



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