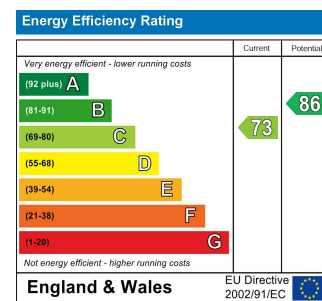
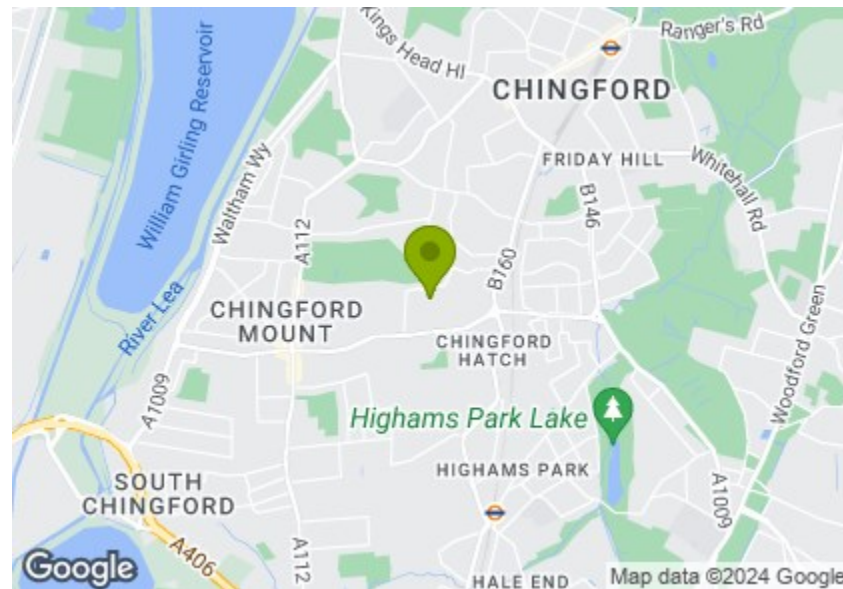


Total Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup>

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.



## STAPLEFORD CLOSE, CHINGFORD

Guide Price £475,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Mid Terrace
- Circa 48 Foot Rear Garden
- Easy Access to Highams Park and Chingford
- Approx 875 Square Foot
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Quiet Residential Location
- Private Driveway
- Council Tax Band D

GUIDE PRICE - £475k to £500k

A versatile three bedroom, contemporary home this property is close to Highams Park Station and a short hop from Epping Forest. As well as 875 square feet of splendid modern living space you have a private driveway.

Your new abode nestles in a desirable, residential street in a locale full of amenities. And with 6,000 green acres on your doorstep, whether you hike or bike, there's no shortage of open space for you to unwind.

REQUEST A VIEWING  
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0203 397 2222

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**E17 & E10**  
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**E18 & IG8**  
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### IF YOU LIVED HERE...

You'll step into your spacious entrance hall with handy dedicated storage and through to your airy 255 square foot open-plan reception/diner, where characterful, rustic oak flooring gives an inviting feel underfoot. All views from this welcoming sanctuary are of your gorgeous paved and lawned garden, framed perfectly by wood-framed patio doors. Entertaining is simple with plenty of space for a dining table and chairs.

Your kitchen is a practical and smart affair, with classic ivory units, metro tiles and chic grey flooring. Upstairs you have three thoughtfully laid-out bedrooms, two of them doubles of 130 and 120 square feet respectively, each with a welcome wealth of bespoke, fitted storage. A third bedroom is currently a study, but could be a nursery or luxurious dressing room. Your impressive bathroom has a spa-like quality, as glossy greys team with marble effects and crisp white for a fresh feel.

Your new local is the Larkshall. A mere eight minutes on foot, this charming bolthole is a renovated, listed, sixteenth-century farmhouse where you can sample craft beers or tuck into a

sumptuous roast. Highams Park is around twelve minutes on foot, perfect for a morning jog or strolling of an evening. Here you have breathtaking views over London and, of course, tranquil Highams Park Lake. Treat yourself to tea and cake at Humphry's cafe, named for the lake's creator.

### WHAT ELSE?

- For parents, twelve 'Good' or 'Outstanding' primary and secondary schools all lie less than a mile away.
- Highams Park station is twenty-two minutes on foot and you can speed directly to Liverpool Street in twenty-three. Alternatively, Walthamstow Central is two stops and five minutes away for a quick swap to the Victoria line. Within 30 minutes walk, Chingford station runs regular trains to Clapham Junction.
- You have some exciting potential to extend, subject to the usual permissions.



### A WORD FROM THE OWNERS...

"We've always found Stapleford Close to be a quiet, comfortable and friendly place to live. Its tucked away from the main roads and has a lovely community spirit.

There are excellent bus and train connections that allow us to easily reach central London, in addition to some nearby favourites, such as Walthamstow and Hackney.

"We particularly love being so close to the vast green expanses of Epping Forest. Walking around the forest feels like you've gone for a trip out in the countryside, but it's just a short journey from our house. In terms of local amenities, there's a Nuffield gym with a superb pool, a giant supermarket and a great selection of cafes, restaurants and pubs all within walking distance.

We would love to see our home go to new owners who will appreciate its cosy, homely vibes just as much as we have."

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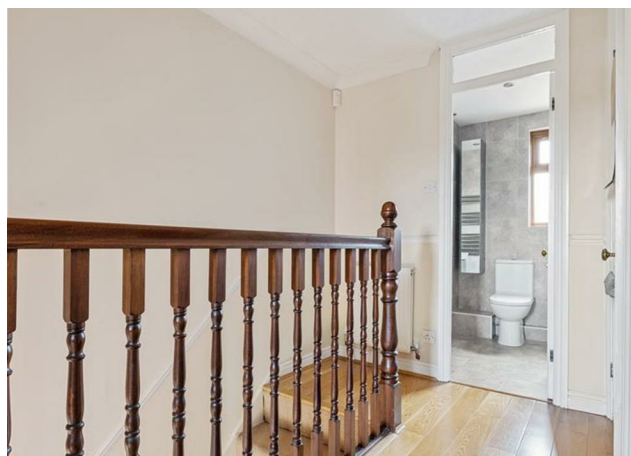




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**Hall**

**Storage**

**Kitchen**

11'6" x 8'4"

**Lounge/ Dining Room**

17'9" x 15'8"

**Bedroom**

11'5" x 12'7"

**Bathroom**

7'5" x 5'8"

**Bedroom**

8'4" x 8'7"

**Bedroom**

11'4" x 11'5"

**Garden**

47'6" x 18'6"



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