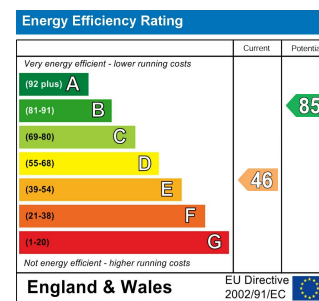


Total Area (Excluding Garage & Garden Storage): 87.5 m² ... 942 ft²

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.



WAVERLEY AVENUE, CHINGFORD

Offers In Excess Of £575,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom House
- 1930's End of Terrace
- Easy Access to Walthamstow/Chingford/Highams Park
- Off Street Parking for Two Cars
- Private Garage
- Open Plan Living/Dining/Kitchen
- Approx 942 Square Foot
- Potential to Extend (STPP)
- Circa 61 Foot West Facing Garden

This three bedroom end of terrace house in a quiet tree-lined street in Chingford Mount has a 60 ft garden with a garage at the end. Located close to local shops and services, it also has easy access to open green spaces and the nearby centres of Walthamstow, Chingford and Highams Park.

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IF YOU LIVED HERE...

You'd have plenty of space with 942 square feet inside, plus a 60 ft garden, garden store and garage. There's also the potential to extend to the rear as neighbouring properties have.

The modern ground floor layout emphasises this sense of space, with all three rooms opened up to create a light-filled open plan area with an easy connection to the outdoors. This large open plan space divides naturally into a front lounge, a central dining space, and a kitchen, with great flow between these zones. White walls and birch plywood finishes on the floor and bespoke kitchen cabinets give the space a Scandi feel, and the bifold doors open onto a large deck to create a continuous indoor/outdoor space.

Outside, the large decked terrace has steps down to a lawn bordered by planted beds with a path to the garden store and garage. The garage has vehicle access via single track rear access road. At the front the house is set back from the road behind a block-paved drive that provides off-street parking for two cars.

The first floor has a traditional layout, with two double bedrooms, a third single bedroom, and a family bathroom. The main front bedroom has a large curved bay whilst the second double bedroom has garden views. Both rooms have a wall of bespoke fitted wardrobes and are carpeted. The third bedroom has a charming triangular bay window, ideal for watching the world go by. The bathroom is a good

size, with room for a bath and a shower cabinet in addition to a washbasin console and WC. Fully tiled, it has great natural light from two windows. The property is in immaculate condition throughout, with Farrow & Ball and Mylands white and pale neutral finishes that emphasise the sense of light and space.

WHAT ELSE?

- There are plenty of shops and amenities nearby. The local neighbourhood centre of Chingford Mount with its many shops and large Sainsbury's supermarket is within a ten minute walk. It's also easy to access nearby Chingford, Highams Park and Walthamstow by car or regular bus.

- It's just a ten minute drive to the stations at Chingford and Highams Park, which both have direct trains into Liverpool Street (with average journey times of 29 and 25 minutes respectively). Meridian Water on the Lea Valley line is a 6 minute drive - this also has services direct to Liverpool Street.

- There's great access to high quality outdoor spaces and leisure options, with the Lee Valley Reservoir Chain just moments from your door and Epping Forest just a couple of miles away. The London Watersports Centre is an eight minute drive and its just over ten minutes to the Lee Valley Leisure Complex where you'll find an Odeon Luxe cinema, an 18-hole golf course and a state of the art athletics centre.



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 watch sports.

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.

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Reception

12'4" x 14'3"

Kitchen/Dinner

18'3" x 15'3"

Bedroom

10'11" x 14'3"

Bedroom

10'1" x 12'1"

Bedroom

6'11" x 7'8"

Bathroom

7'8" x 8'10"

Porch

Storage

Storage

Storage

Garden

approx. 61'6" x 20'2"

Garden Storage

4'8" x 8'10"

Garage

10'0" x 17'5"



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