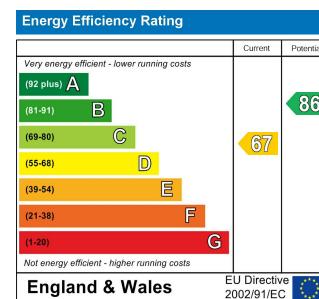


Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>

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.



## STANLEY ROAD, CHINGFORD

### Offers In Excess Of £575,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments from Chingford Station
- Potential to Extend (STPP)
- Approx 959 Square Foot
- Short Walk to Epping Forest
- Circa 25 Foot Garden

This three bedroom terraced Victorian house with a sunny, southwest-facing garden is in a super-convenient location close to the shops and station in the centre of Chingford and within easy walking distance of Epping Forest.

**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**  
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0203 369 1818

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

You'd appreciate the perfect mix of elegant period proportions, original features, and contemporary fixtures, fittings, and decor which combine to give the property an easy ambience and make it ideally suited to modern lifestyles. This is evident from the smart street frontage with its painted facade, tiled front yard, and railings.

There are three main living spaces on the ground floor - a front living room, rear dining room, and separate kitchen. The bathroom is also on this floor and there are three double bedrooms upstairs.

The front living room is a relaxing space with a ceiling rose and corning, and two large windows with bespoke plantation shutters. Fitted shelves to either side of the chimney breast are ideal for storage and display. The rear dining room also has fitted alcove shelves and garden views framed by a tall picture window. Both rooms have fresh, mainly white decor that imbues them with a calm coherence.

Across the hallway the kitchen has the same clean lines and monochrome decor, offset by a splash of yellow. Glossy white handleless cabinets house integrated and freestanding appliances and provide ample worktop space, and there's a wide window above the sink. A smart engineered wood floor runs throughout the ground floor, apart from the bathroom which is tiled

The stairs and first floor are carpeted for comfort. The main bedroom at the front of the property is a generous 14ft by 10'4" and is flooded with natural light. There's plenty of space for a kingsize bed and there's an original fitted wardrobe. The second and third double bedrooms both have garden views; the third bedroom is currently used as a workspace.

The hotel-style bathroom has large format tiling and is fitted with a bath (with a shower and glass screen) and a washbasin console, with a WC separated by a door. Both the bathroom and WC have windows.

Outside, the garden is a delightful landscaped space with an ideal south-westerly orientation and the feel of an outdoor room thanks to a low-maintenance artificial turf lawn and raised deck with built-in bench seating. The side return section is sheltered by a lean-to roof and has a paving-stone path set into gravel.

WHAT ELSE?

- The property is close to the many shops, cafes, and restaurants in the friendly centre of Chingford.
- Chingford station, a five minute walk away, has regular 25 minute trains to Liverpool Street. It's also easy to get to the North Circular Road and M25, both of which are an approx. ten minute drive.
- The many acres of Epping Forest are nearby, including Chingford Plain which is criss-crossed by paths and cycle trails, and grazed by cows in the summer.



A WORD FROM THE OWNER...

"We purchased the house from a commercial owner who had completed a full refurbishment of the property in 2019. Since owning we have further restored the original Victorian features. We have had no issues with the house and the refurbishment (inside and outside) was completed to a very robust standard. We have great relationships with our neighbours who are very friendly and welcoming. We are moving due to an expanded family and staying in the area which we feel has a perfect mix of amenities and proximity to the excellent train line."

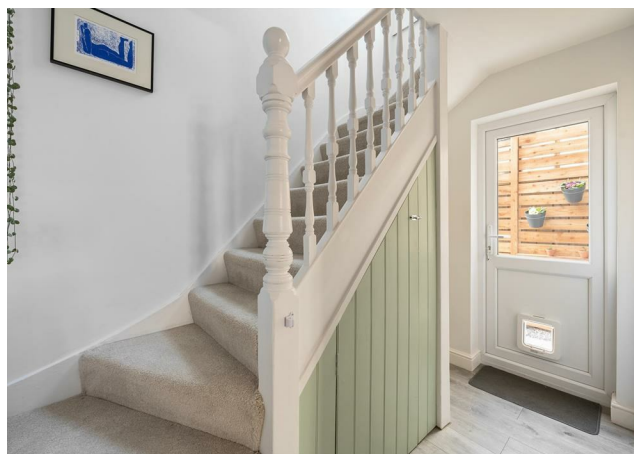
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**Reception**  
10'7" x 13'3"

**Bedroom**  
13'11" x 10'4"

**Reception**  
10'7" x 10'5"

**Bedroom**  
10'9" x 10'2"

**Storage**

**Bedroom**  
8'10" x 12'5"

**Kitchen**  
8'10" x 9'8"

**Garden**  
approx. 25'3" x 14'7"

**Bathroom**



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