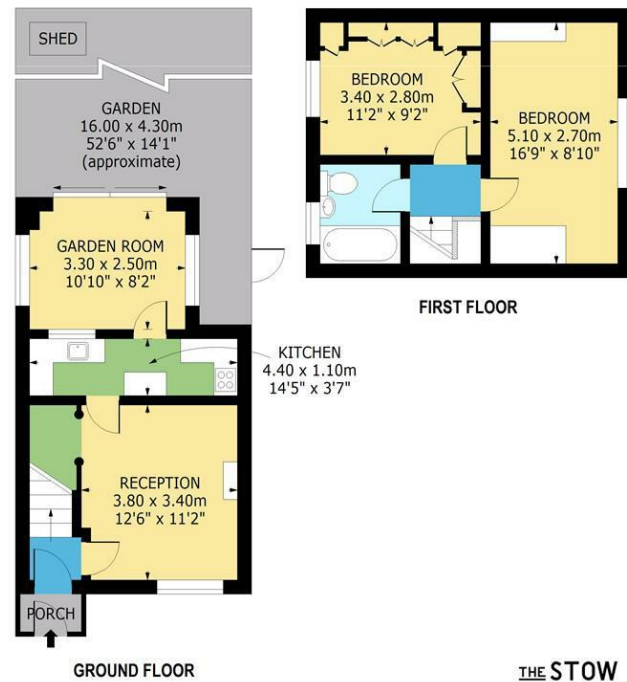


**Bernwell Road, E4**  
Approx. Gross Internal Area 683 Sq Ft - 63.45 Sq M  
Approx. Gross Porch Area 11 Sq Ft - 1.02 Sq M



Reception  
12'5" x 11'1"

Kitchen  
14'5" x 3'7"

Garden Room  
10'9" x 8'2"

Garden  
52'5" x 14'1"

Bedroom  
11'1" x 9'2"

Bedroom  
16'8" x 8'10"

Bathroom

THE STOW BROTHERS

**RICS** Certified Property Measurer  
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com Date: 5/8/2024



## BERNWELL ROAD, CHINGFORD

### Offers In Excess Of £400,000 Freehold 2 Bed House - Mid Terrace



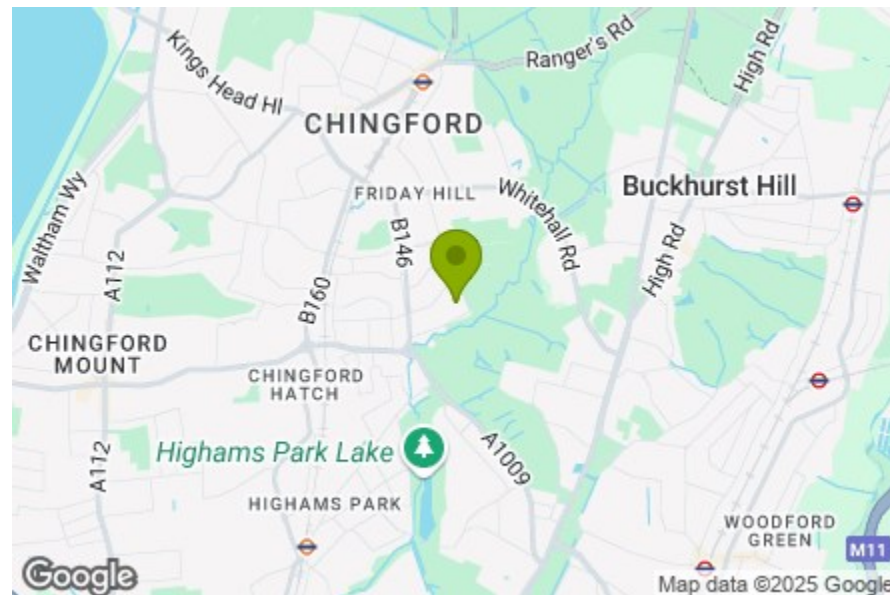
#### Features:

- Two Bedrooms
- Mid Terrace House
- Possibility to Add Off-Street Parking For Two Cars
- Potential to Extend (STPP)
- Moments Away From Epping Forest
- Easy Access to North Chingford and Highams Park
- Side Access

Benefiting from easy access to Highams Park, Woodford and Chingford, this spacious two-bedroom mid-terrace home sits in a fantastic spot on the edge of the ancient woodlands of Epping Forest.

Highlights inside include the garden room, bright reception and first floor bathroom, while outside you've got side access, the possibility to add off-street parking for two cars, and a spacious garden at the rear.

Chingford station is around mile to the north, surrounded by fantastic amenities - and a wonderful local community.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	66 81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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**E8, E9, E5, N16, E3 & E2**  
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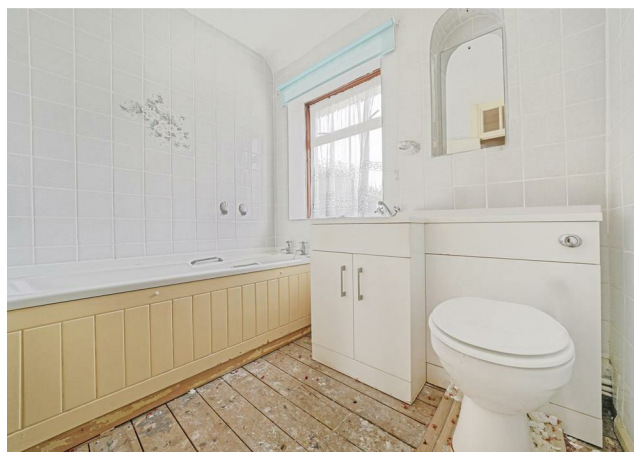
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0203 325 7228

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REQUEST A VIEWING  
0203 369 6444



**IF YOU LIVED HERE...**

If this is your first home, what an excellent start! You're set up well with the bright front reception, with its generous windows and period features such as those beautiful original floor boards. Head towards the rear for your spacious kitchen, complete with glossy units and space for dining. It's also conveniently placed next to the charming garden room, which could be used in countless ways. Beyond, you'll find your large rear garden, with a handy shed at the end.

Up on the first floor, you've got your two well-balanced bedrooms, with plenty of storage - and a good-sized family bathroom.

You'll love being so close to the nature of Epping Forest but also within easy reach of the city; Chingford station is just over one mile away, where you can get to Liverpool Street on the overground in half an hour.

As well as the sprawling forest, you're within walking distance of Pimp Hall Nature Reserve, which has been home to some great events. It's a brilliant place for the community to come together.

Chingford itself has a thriving food and drink scene. 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.

**WHAT ELSE?**

- Drivers can be on the M25 or North Circular in around 10 minutes.
- Not only do you have the option of getting the Overground all the way to Liverpool Street directly from Chingford station, you can also change three stops down the line at Walthamstow to access the speedy Victoria line to the West End. There's a good bus network in the area too.
- 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 EXPERT.....**

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour.

Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football.

Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner.

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. Did I mention that it's more affordable than most of London?

WILL TURNER  
ASSISTANT BRANCH MANAGER

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