



Total Area: 147.3 m² ... 1585 ft²
All measurements are approximate and for display purposes only.

- Garage
16'1" x 8'11"
- Garden
78'8"
- Conservatory
12'5" x 8'5"
- Kitchen
17'8" x 9'10"
- WC
- Reception Room
30'4" x 13'5"
- Lean to
15'11" x 4'2"
- Bedroom
9'11" x 7'11"
- Bedroom
12'6" x 10'7"
- Bathroom
9'0" x 5'9"
- Bedroom
14'2" x 13'3"
- Bedroom
7'9" x 6'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WHITEHALL ROAD, CHINGFORD

Offers In Excess Of £800,000 Freehold 4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- 1930's Semi Detached
- Approx. 1585 Square Foot
- Short Walk to Chingford Station
- Private Garage
- Potential To Extend (STPP)
- Circa 80 Foot Rear Garden
- Moments from Epping Forest
- Rear Access

A sophisticated four bedroom 1930s family semi-detached, with no end of social space across a vast kitchen and reception room, plus a large private garden. From your doorstep you're mere moments from the enormous green expanse of Epping Forest.

Chingford station is just over half a mile away, connecting you straight to the newly christened Weaver overground line to Liverpool Street for an easy half an hour commute.

REQUEST A VIEWING
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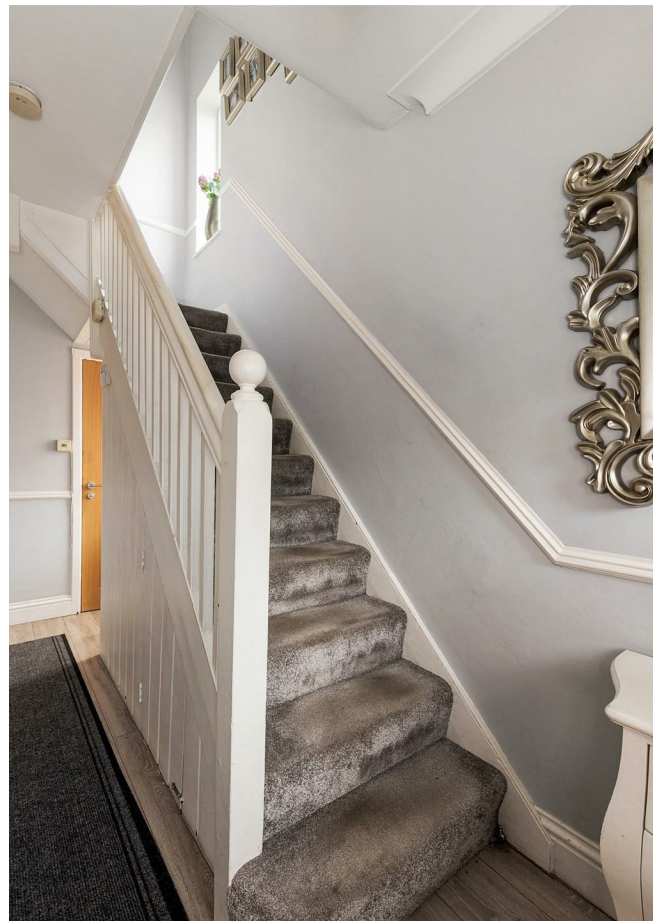
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IF YOU LIVED HERE...

Step past the frontage secluded by tall lush hedges, for your bright entrance hall and the first glimpse of the classic style that runs throughout your new home. Plushly carpeted stairs rise ahead, while a smoky grey colour scheme is split by the original dado rail. On the left is your grand open plan reception around 380 square feet, finished in soft pastel tones complementing the smoky hardwood floors. A striking and exquisitely detailed original fireplace takes centre stage.

To the rear, your sleek kitchen features immaculate wooden units with brass fittings below sparkling granite counters and a Belfast sink. Upstairs your principal bedroom is all inviting elegance, with soft lush carpets, a leaded bay window and two full walls of discreet white built-in wardrobes. You have two more double bedrooms here, plus a generous single, all smartly finished in the same grey tones and plush carpeting. Your modern spa-like bathroom has large slate tiles and pristine white units and a separate tub with a rainfall showerhead.

It's under half a mile on foot to the bustling array of coffee shops and

restaurants on Station Road. There's plenty of friendly cafes and you can also pick up a treat from the fresh patisserie selection at Cafe Falaise. For a dinner out choose from Breeze, a family owned Turkish restaurant, or try The Voujon Indian eaterie, just ten minutes away. The Royal Forest pub is also well worth a visit, backed by renowned chef Raymond Blanc and just a twenty minute stroll away among the greenery of Epping Forest. For more exploring you can also follow the River Ching down to Highams Park Lake.

WHAT ELSE?

- You have a gloriously bright conservatory to the rear, for idyllic year round views of that lengthy rear garden, a mix of patio and lawn ideal for al fresco entertaining.
- Parents will be happy to know that there are nine quality schools within an easy stroll. Chingford C of E Primary was rated 'Outstanding' at its last inspection.
- For something a bit different, pop into the Rusty Bike pub, just half a mile on foot, and enjoy the fun decor. There's a great selection of beers and a daily Thai kitchen.



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. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquility 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. Did I mention that it's more affordable than most of London?

WILL TURNER
ASSISTANT BRANCH MANAGER

REQUEST A VIEWING
0203 369 6444

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