



Total Area: 139.4 m² ... 1500 ft² (excluding patio, including Summer House - 462 sq ft)
All measurements are approximate and for display purposes only.

Summer House

Bedroom
13'6" x 12'3"

Reception Room
15'7" x 12'3"

Patio
9'10" x 6'10"

Garden
75'5"

Kitchen / Diner
16'9" x 14'1"

Reception Room
11'0" x 9'6"

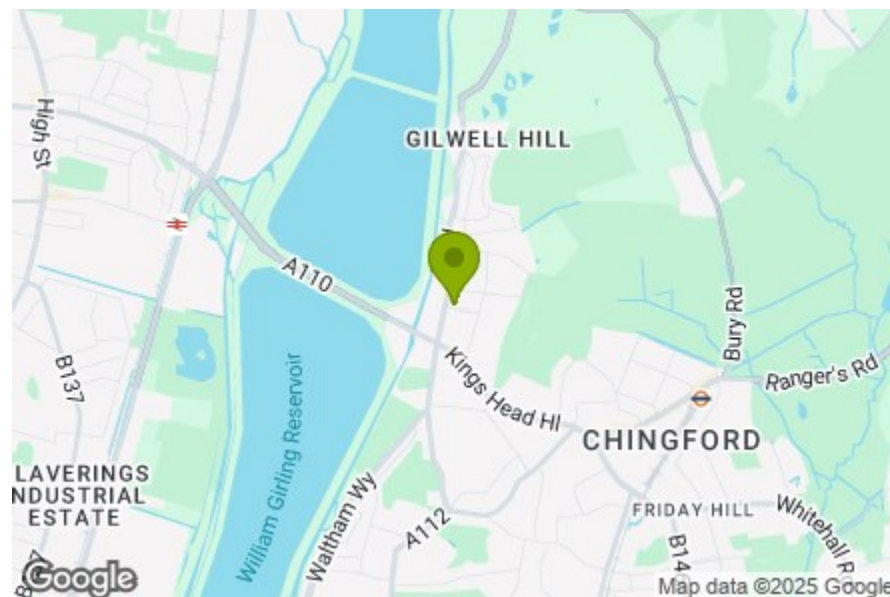
Reception Room
13'0" x 10'11"

Bedroom
9'2" x 6'11"

Bedroom
11'0" x 7'10"

Bedroom
11'2" x 11'0"

Bathroom
7'9" x 5'10"

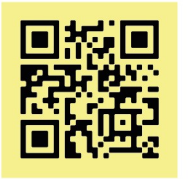


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



AMESBURY DRIVE, CHINGFORD

Offers In Excess Of £650,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- 1930s Semi Detached
- Approx 1500 Square Foot (Excluding Garden Room)
- Chain Free
- Off Street Parking For Two Cars
- Moments Away From Epping Forest
- Easy Access to Chingford Station
- Close to Local Amenities
- Downstairs Shower Room
- Substantial Garden Studio

This brilliantly developed three-bedroom 1930s semi-detached home sits in an ideal spot just moments from Epping Forest with easy access to Chingford station, but the interior perks are just as attractive as the location... As well as the bedrooms, there's a bright double-reception, spacious kitchen/diner, utility room and two bathrooms in the main part of the property, as well as a further bathroom, kitchen, living space and bedroom in the self-contained garden studio. The fact that it has off-street parking for two cars is yet another bonus.

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IF YOU LIVED HERE...

Beyond that convenient driveway, your double-reception area is flooded with light thanks to the box bay windows, which are decked out with bespoke shutters. The soft palette and the natural flooring give a feeling of warmth, while considered features such as the exposed brickwork and mantelpiece provide period charm. The open plan layout allows light to flow throughout the space - and you'll particularly appreciate the internal glazing between the hallway and front reception.

At the rear, kitchen/diner has been artfully extended, with a central island smartly dividing the space. The appliances are high quality and the units plentiful, and you'll love the fact that the dining area looks out to your impressively sized rear garden, which is gloriously green.

You'll be amazed that there's not only space for the expansive lawn and patio, but a huge studio at the rear. Fully self-contained with a bathroom, kitchen, living area and bedroom, this additional structure opens up a world of opportunities, whether you use it for yourself or guests.

On the first floor you've got three well-sized and immaculately designed bedrooms, as well as a spacious family-bathroom with a tub. Don't forget you've got a downstairs shower room too, so plenty of options. And loads of storage space too.

Stroll a few minutes beyond your charming front garden and you'll find yourself at the doorstep of the 6,000-acre Epping Forest, as well as the peaceful waterways around the Lea Valley reservoir. Chingford itself has a thriving food and drink scene. Looking for a recommendation? The Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million pound refurbishment. London's oldest Thai restaurant, Patpong Thai is another favourite with the locals. Luckily you'll have plenty of time to explore, as this really is a home to lay down roots.

WHAT ELSE?

- Parents will be pleased to know that there are plenty of great primary and secondary schools in the area.
- Not only do you have off-street parking, but you can reach the M25 in around ten minutes. Chingford station is 1.3 miles away. From there you can nip to Liverpool Street on the overground in around 26 minutes, or change three stops down the line at Walthamstow for the speedy Victoria line.
- 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 OWNER...

"We've spent ten wonderful years here, and it's been a place full of cherished memories. Our children thrived in the local schools, and we have really made the most of being so close to nature. You can access Epping Forest from the top of our neighbouring road. The reservoir is to the right of us with a sailing club. My son went to the local rugby club and my husband loved going to the golf driving range, all within in walking distance. Lee Valley Park and sports centre are only about 5 minutes drive away. This area has really expanded our quality of life since we moved here. Plus, it's just a 25-minute journey to Liverpool Street, or 10 minutes to Walthamstow Central where you can hop on the tube. The buses run like clockwork too. We've seen so much growth in the area, and it's continuing. There's even a small Waitrose at the local petrol station (2 mins walk). Our neighbours are very friendly and there's a real sense of community.

We hope you create as many happy memories here as we have."

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