

 **Pino Way, Chingford**  
**£749,995 Freehold**  
**4 Bed House**

Garden - Approx. 4.7m x 10.9m



Total Area: 133.2 m<sup>2</sup> ... 1434 ft<sup>2</sup>

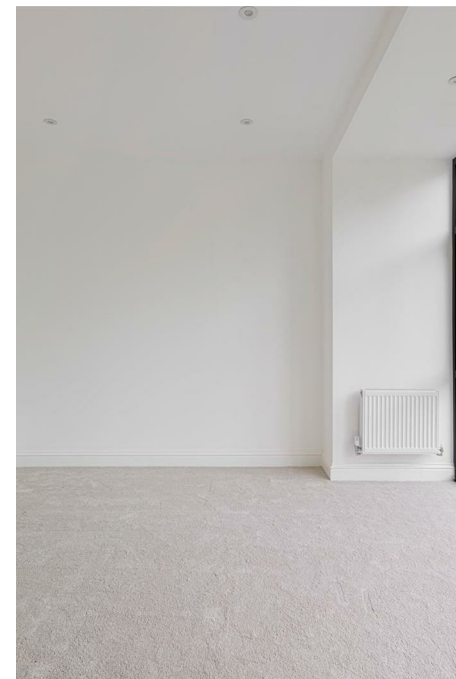
All measurements are approximate and for display purposes only





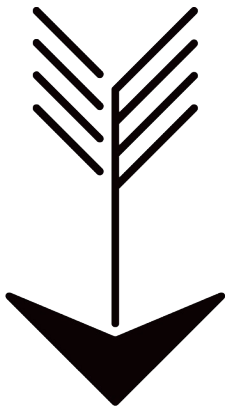
## Features

- 4 bed New Build Homes close to Epping Forest
- Under floor Heating on ground floor
- Secluded road and private parking
- 10 year builders warranty
- Superfast BT broadband
- Impressive high ceilings and large aluminium picture windows
- Bespoke Italian manufactured cabinetry and Bosch Appliances
- Worktop And Splashback 20mm Caesarstone White Quartz
- Solar Panels for each house and very energy efficient - low bills!
- South facing garden



A wonderfully bright open plan four bedroom family home, sleek and modern with clean lines and pristine finishes across all three storeys. Your location is just as impressive, moments from a main thoroughfare, yet surrounded by greenery.

As a brand new build not only are you treading on untouched territory here, but it all comes with a cast iron Advantage ten year builder's guarantee for ultimate peace of mind. You also have your choice of carpets to staircases and bedrooms, smoke alarms throughout and Superfast BT Broadband.



### 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. Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. 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





➔ IF YOU LIVED HERE...

With over 1400 square feet across all three floors you have the best of both worlds here - an advanced and guaranteed new build with high ceilings and period proportions. Step into your hallway and you have a choice of routes to the vast 220 square foot lounge. Let's head through your kitchen. In here you have banks of seamless bespoke Italian dark oak cabinets with sleek 20mm Caesarstone 'Snow white' White Quartz worktops and a full range of integrated Bosch appliances, including dishwasher, induction hob, microwave, oven and canopy. You also have an Indesit washer-dryer, Blanco Z-Style 500 IFU sink and Blanco Camia Chrome tap. An oversized window frames leafy green views, an outlook you'll become accustomed to throughout your new home.

To the rear your immense lounge is the most pristine of blank slates, with TV point (also in all bedrooms) large format cream tilework underfoot, brushed chrome fittings and a triple set of bi-folding patio doors double glazed and framed in Anthracite grey aluminium (as throughout) and ushering in swathes of natural light. Open these up for your rear garden, a simple, elegant mix of patio and lawn for you to make your own with external lighting. A softly lit boutique WC completes the ground floor, while upstairs the sleeping arrangements start with your bright and immaculate principal bedroom, featuring one entire wall of floor to ceiling windows.

Your family bathroom's next door, continuing the five star style with marbled grey tilework from top to bottom, a designer suite, a rainfall shower over the tub and featuring LED lighting, demist pad and heated chrome towel rails, as throughout. To the rear there's a second substantial double bedroom, with twin windows and en suite shower room, flawless once again in smoky grey. Finally, up to the third floor you have a rear double bedroom with another widescreen window, while bedroom four totals more than 150 square feet with twin Dormer windows. Your third boutique bathroom sits in between.

You're tucked away on a peaceful private lane here, with plentiful off street parking and the arterial A10 just moments away for speedy cross capital car journeys, as well as quick connections to the North Circular and M25 alike. Your end terrace status means you have side access to that impressive garden, while if you want to go for a wilder wander you can be exploring nearby Epping Forest in just a few minutes, with endless greenery at your fingertips despite your well connected location. You're also well placed for Chingford Sailing, Rugby and Golf clubs.

WHAT ELSE?

- Chingford station is a twenty minute walk or five minute cycle (add a couple of minutes for the scenic route via Epping Forest) and offers direct twenty seven minute runs to Liverpool Street.
- Solar panels and underfloor heating on the ground floor combine for impeccable comfort and substantial utility savings. You also have radiators throughout and your APC rating is 'A' or 'B', with brick and block construction, block and beam flooring and cavity filled insulation.
- St Mary's Catholic Primary School and Yardley Primary School, both rated 'Outstanding' by Ofsted, are each just around a half mile on foot and excellent choices for parents.

