

CONNAUGHT AVENUE, CHINGFORD

Guide Price £1,300,000 Freehold
4 Bed House - Semi-Detached



Features:

- Grand Four Bedroom Home
- Spacious Loft Suite
- Brick Fronted with Square Bay Windows
- Spacious Kitchen/Diner with Island and Breakfast Bar
- En Suite and Dressing Room to Main Bedroom
- Large South Facing Garden to Rear
- Car Space and Front Garden
- Quiet Residential Turning
- Ten Minute Walk to Chingford Station
- One Minute Walk to Epping Forest

A beautiful newly built four bedroom semi-detached house at the edge of Epping Forest in Chingford. Finished to a very high standard throughout, with close to 1900 square feet of living space over three floors, this is an immaculate family home.

This attractive brick built property gives you every advantage of a box fresh home while incorporating traditional touches, living spaces are luxuriously generous, and everything has been considered for easy family living.

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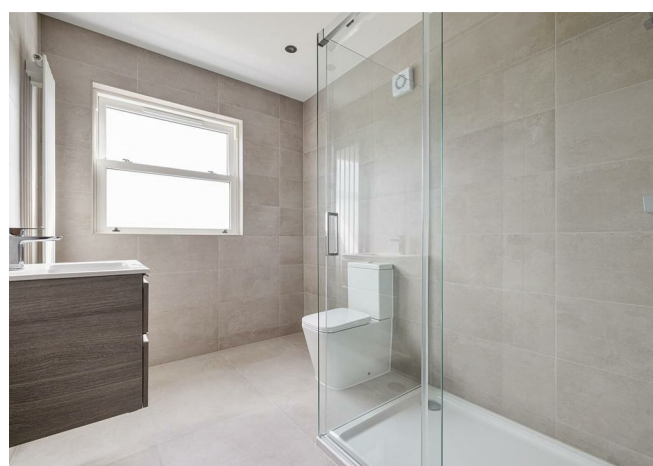
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IF YOU LIVED HERE...

Once inside your wide and welcoming hallway, you'll see a set of double internal doors on your right leading to your bright and airy 195 square foot reception room. Amtico parquet style flooring flows underfoot throughout the ground floor, and the walls are finished soft white. Your wonderful skylit kitchen/diner of 395 square foot is next. There's a wealth of two tone off white units with integrated ovens at mid height, plus a large central island with sink and breakfast bar. Bifold doors connect seamlessly to your huge secluded garden, with neatly laid resin bound gravel patio giving way to lawn.

On the first floor you'll find three bedrooms and two bathrooms. Your first bedroom sits to the rear and is a double with 130 square feet of space. Next along the hallway is your family bathroom, fully tiled in cool neutral shades. This has a modern freestanding tub, rainfall shower cubicle, and vanity sink. There's a double window and a vertical radiator. To the front is your second bedroom, this one a 195 square foot double with a wall of bespoke wardrobes.

At 65 square feet, bedroom three is perfect as a nursery or study. All bedrooms and your landing have soft neutral carpet underfoot. Head upstairs once more to find your splendid loft suite. Your bedroom here has 370 square foot of space and the extra luxury of a 130 square foot dedicated dressing room. Of course

there's an en suite shower room here too, finished to the same sleek boutique standard as the rest of the house.

You're well under ten minutes walk from Chingford Station, from where regular Overground trains will get you to Liverpool Street in less than half an hour. Your day to day amenities are all just as close at hand on and around Station Road. The incredible expanse of Epping Forest is barely two minutes from your new home, and there are also numerous small parks to discover within walking distance.

WHAT ELSE?

- Schools rated 'Outstanding' or 'Good' nearby include St Mary's Catholic Primary, Chingford Foundation School and Yardley Primary.
- In a beautiful wooded setting a short stroll away is Chingford Golf Course, which dates back to the 1800s.
- You'll notice you have your own parking space to the front, and drivers can be on the arterial North Circular in less than ten minutes.



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. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. 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 Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special."

WILL TURNER
ASSISTANT BRANCH MANAGER

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Reception Room

12'5" x 15'3"

WC

3'7" x 5'3"

Kitchen/Diner

21'4" x 18'3"

Bedroom

11'6" x 11'1"

Bathroom

9'3" x 9'1"

Bedroom

12'5" x 15'3"

Ensuite

6'0" x 6'0"

Bedroom

8'5" x 7'6"

Bedroom

17'2" x 21'5"

Eaves Storage

Ensuite

6'7" x 8'9"

Garden

approx. 114'9"



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