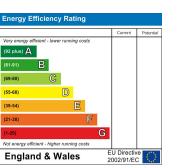




Total Area: 227.8 m<sup>2</sup> ... 2452 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





S B

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»→ E4 Office 1 Bank Buildings, The Avenue, E4 9LE 0203 369 6444 hello4@stowbrothers.com stowbrothers.com  Marlborough Road, London <u>Offers In Excess Of £795,000</u> Freehold 5 Bed House - Mid Terrace





## Features

- Five Bedroom House
  Mid Terrace Edwardian
- · Chain Free
- · Short Walk to Highams Park Station
- · 26 Foot Private Garden
- $\cdot$  Private Driveway
- $\cdot\,$  Circa 2452 Square Foot
- $\cdot\,$  Arranged Over Three Floors
- $\cdot$  Three Bathrooms
- $\cdot$  Easy Access to the North Circular

A jaw droppingly vast and luxuriously appointed five bedroom Edwardian in our increasingly popular sweet spot of Chingford. The original architecture has been lovingly developed and extended to provide a vast amount of plush living space over three floors, while retaining plenty of vintage charm.

You're surrounded by the leafy green spaces of Chingford here, with plenty of parks and sports grounds within easy reach. At the same time drivers (you have a driveway with space for two cars) can be on the North Circular in less than five minutes, putting central London at your fingertips.



















Explore our 'Charms of Chingford' pages for everything this picturesque part of East London has to offer.

Previously part of Essex, Chingford became an urban district in 1894, an early sign of what would prove to be increasingly close ties to the capital as improved transport links brought professionals flowing to the suburbs in search of bargains.

The local landscape is mostly sturdy post-war terraces and semi-detacheds, with pockets of more contemporary developments and plenty of parks, not to mention golf, cricket and country clubs.

Modest parades of local shops are scattered about the area, with most social life focused on the stretch of Station Road between Kings Head Hill and Chingford Golf Course.

Bordered by the wild green expanse of Epping Forest, and with Liverpool Street just twenty seven minutes by train, Chingford links Essex and the capital to this day, for the very best of both worlds.









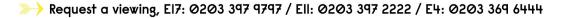












## IF YOU LIVED HERE

You'll be luxuriating in a shade under 2500 square feet of living space across three characterful storeys, with your open plan ground floor an immediate show stopper. Sixty feet in length, flooded with natural light and with clear sightlines from front to back it's an impressive architectural achievement that will never cease to amaze. Rich dark engineered oak runs underfoot throughout the lounge area, with original ornate ceiling roses overhead and twin ebony hearths recalling the property's vintage roots.

Other accoutrements are kept to a minimum to maximise the sense of space, venture (yes, it's that spacious) into the kitchen area and centre stage is taken by a substantial chef's island with integrated hob and marbled work surfaces under suspended lighting and an oversized skylight. One wall of sleek cabinets, integrated appliances and work surfaces gives way to gorgeous exposed brick in the rear sitting area, with another large skylight and dual aspect floor to ceiling doors opening out onto the garden.

Out here you have a large, BBQ-perfect patio leading to a lengthy expanse of zero maintenance Tru lawn, all surrounded by high timber fences for privacy. Back inside and your ground floor's completed by the first of your three bathrooms, a sparkling shower room, while upstairs you have three substantial double bedrooms, plus a generous single ideal for a child or home working space, as well as your immaculate family bathroom.

Head up the skylit staircase into the loft conversion and you have what can only be described as a boutique penthouse suite. The master bedroom up here is a gargantuan 350 square feet, artfully integrated into the eaves with a wealth of storage, twin skylights and a Juliet balcony to the rear with impressive leafy treetop views. Next door you have a II0 square foot Manhattan-style dressing room, skylit with immaculate floor to ceiling storage. Finally your third bathroom is every bit as generous, also skylit and with a separate tub and dedicated designer rainfall shower cubicle.

Outside, and Highams Park station is just a fifteen minute walk or five minute cycle ride. From here you can get directly to Liverpool Street in twenty three minutes with four trains an hour. Alternatively, Walthamstow Central is just one stop and five minutes away for quick swaps to the Victoria line, the Empire Cinema Entertainment Complex, Walthamstow Mall and the famous Village. Staying closer to home you have a fine choice of shops, supermarkets and other day to day to essentials on the main thoroughfare of Chingford Road, just a a few minutes away at the end of your street.

## WHAT ELSE?

- Whatever your health and fitness goals, you'll be happy to have The Bannatyne Health Club less than five minutes walk from your front door, with swimming pool, cutting edge gym equipment, sauna, steam room and spa pool plus a wide range of classes.

- The property is presented chain free, so we can get you in with the absolute minimum of hassle.

- The Highams Park itself is well worth a visit, less than ten minutes drive for the cafes, playgrounds and famous lake.

