



Total Area (Excluding Eaves Storage): 123.5 m² ... 1330 ft²
 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.

- Reception Room
13'1" x 10'7"
- Kitchen/Diner/Lounge
13'1" x 34'9"
- WC
- Bedroom
13'1" x 10'11"
- Ensuite
7'8" x 3'10"
- Bathroom
7'8" x 9'0"
- Bedroom
8'4" x 9'11"
- Bedroom
9'4" x 19'7"
- Ensuite
3'2" x 9'1"
- Bedroom
8'3" x 9'8"
- Garden
approx. 41'11" x 17'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(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	



SUFFIELD ROAD, CHINGFORD

Offers In Excess Of £650,000 Freehold 4 Bed House - End Terrace



Features:

- Four Bedroom House
- Victorian End of Terrace
- Recently Renovated
- Excellent Condition
- Open Plan Living/Dining
- Three Bathrooms
- Approx. 1330 Sq Ft
- Close to Local Amenities
- Approx. 30 Ft Long Garden
- Side Access

This bright and substantial four-bedroom Victorian end-of-terrace is nestled between Chingford and Highams Park and benefits from having three bathrooms plus a WC, a huge open plan kitchen/diner, a separate reception room, a 30 foot garden, side access, immaculate decor, plus much more

As well as being just a short distance from Epping Forest, it enjoys easy access to Highams Park, where frequent trains run to London Liverpool Street in around 25 minutes. There are some fantastic amenities in the local area, but with 1,330 square feet of space to spread out in at home, staying in will always be just as fun.

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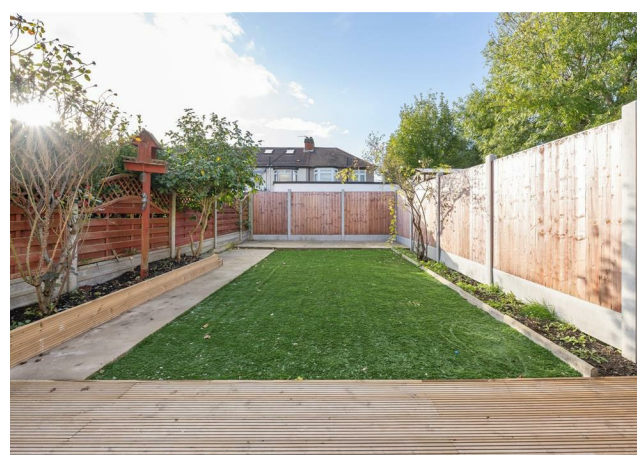
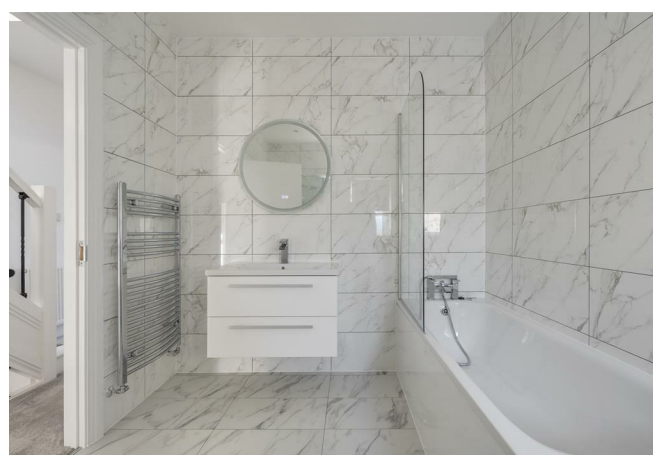
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IF YOU LIVED HERE...

Thanks to the recent renovation and stylish design of this home, you'll be fully settled from day one, ready to relax and enjoy the decor throughout.

Your smart facade and front yard will instantly set the tone for any visitors, but it'll be the view as they step directly into the huge open plan kitchen/diner that makes the biggest impression. From the beautiful parquet flooring and exposed brickwork to the island kitchen and skylights, every bit of the design has been considered. Not only is it visually stunning, it's practical too, with high tech appliances and that convenient ground floor WC. While this rear part of the home will undoubtedly be the heart, the front reception room will act as your cosy hideaway - with more of those pristine features and spotless decor. Perfect for movie nights and coming together as a family.

On your first floor, you've got two double bedrooms, one with an ensuite - and there's also a stylish family-bathroom, so no need for queuing in this household. Meanwhile, in the loft you'll find two further bedrooms, one with an elegant ensuite and eaves storage.

The home is just under 30 mins on foot to Highams Park station, or hop on a bus and whizz to Walthamstow Central in the same amount of time for the ultra-convenient Victoria line. The latter is also your route for enjoying the best of E17's Hoe Street, where Soho Theatre will be opening later this year, but you'll find plenty of food and drink-based perks closer to home, including Vino Tap, The Stag & Lantern Micropub, Melting Point Bistro, Greek on Broadway and Yaz, while up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem. The neighbourhood is home to a huge amount of greenery; Memorial Park is less than half a mile away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?...

- Parents will be pleased to know you have an abundance of 'Outstanding' or 'Good' schools in the area.
- You're only a six minute walk from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.
- Your new local pub is the the Larkshall. A great spot to enjoy good food in lovely surroundings, it's just 13 minutes on foot too.



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. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food. 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 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. 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?

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