

MAYHEW CLOSE, CHINGFORD

Offers In Excess Of £750,000 Freehold

4 Bed House



Features:

- Four Bedroom House
- 1930's Semi Detached
- Large Corner Plot
- Approx 1385 Square Foot
- Easy Access To Chingford, Highams Park and Walthamstow
- Potential To Extend (STPP)
- Private Driveway
- Downstairs WC and Utility Room
- Side Access
- Quiet Residential Location

A charmingly appointed and impressively spacious four bedroom 1930s semi detached family home, sat on a substantial corner plot at the end of a quiet no through road. You have a vast rear garden, plus driveway and two garden studios.

You're in the heart of Chingford here, with Chingford Mount just a fifteen minute stroll, and Highams Park and Walthamstow both the shortest of drives away.

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IF YOU LIVED HERE

You'll have almost 1400 square feet of living space to stretch out in, elegantly finished with a wealth of vintage style throughout. Step inside and your glorious through lounge is immediately on your left, with 300 square feet between the front bay window and the rear patio doors. Glossy hardwood effect flooring underfoot, and a vintage hearth and mantel take centre stage.

Step outside for a garden that's vast and sumptuously landscaped even by Chingford standards. An artfully secluded patio wraps around the side, stepping up to an immaculate timber deck which, in turn, leads to your enormous 100 foot expanse of lawn, surrounded by timber fencing and foliage and home to not one but two garden rooms. The second of these sits on a raised timber deck in the corner, 150 square feet and an ideal home working space.

Head back inside via your handy utility room, and the kitchen is your next stop. In here soft cream cabinetry combines with mosaic splashbacks and a touch of crimson below the corning to fine effect. There's a handy breakfast bar too. Next door your second lounge makes for another fine hosting space, with crimson statement walls and bay patio doors leading out to that delightful patio.

Upstairs, and your principal suite consists of an enviable 160 square foot double

sleeper, dual aspect and skylit with blonde hardwood effect floors and a soft sky blue paintjob. The accompanying en suite bathroom's a stately affair in white and grey, with walk in rainfall shower cubicle. Across the hall you have two more double bedrooms, both bay windowed, smart and spacious, plus a handy single ideal for a child (or even another home office). Finally your family bathroom completes things, with both a tub and shower.

WHAT ELSE?

- You have a choice of bus routes stopping on Old Church Road, less than ten minutes from your front door, for a ten minute ride to Chingford Station and direct routes into the City. You also have plentiful private parking, and drivers can be on the arterial North Circular in just ten minutes.
- The wild wide open blue and green space of Lee Valley is just a short walk from your front door. You also have both Chingford and Lee Valley Golf Courses within easy reach.
- With your loft space so far unexplored and that huge garden to the rear, you have some interesting potential for expansion here (subject to the usual permissions).



A WORD FROM THE OWNER...

"Our house over our thirty years of living here has provided a perfect home for our 3 sons. Lots of garden space for games and family parties. Our home has given us many happy memories and the neighbours are supportive and friendly. The local area offers lots of amenities and excellent transport links and schools. Our move is an opportunity to downsize now our family have grown up and have their own homes. The house offers tremendous potential to extend further e.g. into loft space (planning approval given at time of extension) and also ample room on 2 sides of house and this would still leave lots of garden space. Both garden room have electricity and heating and the one closest to house also has high speed broadband wired in."

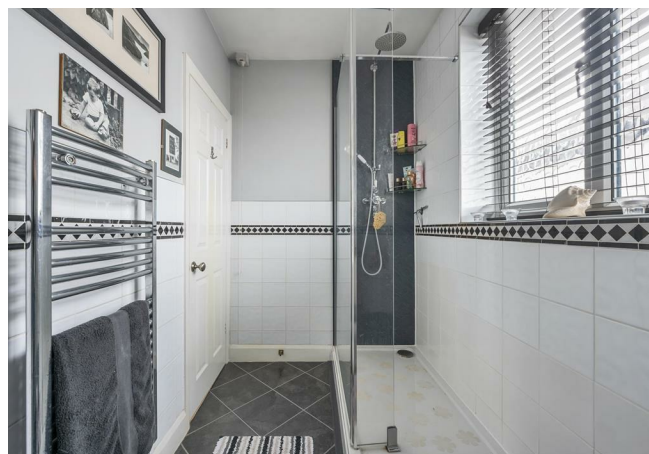
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Reception 1
11'6" x 28'4"

Reception 2
12'6" x 10'11"

Kitchen
10'4" x 9'10"

Utility
6'7" x 5'2"

Bedroom 1
11'2" x 14'1"

Bedroom 2
6'4" x 7'2"

Bedroom 3
12'0" x 13'7"

Bathroom
5'5" x 8'5"

Bedroom 4
10'5" x 15'6"

En-suite
10'4" x 5'1"

Garden Room 1
14'9" x 9'8"

Garden Room 2
11'3" x 9'4"

Garden
107'11" x 35'9"



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