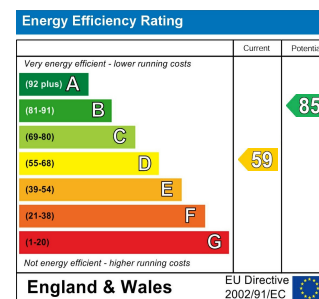


THE STOW BROTHERS



Total Area (Including Garage): 149.6 m² ... 1611 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.



DALE VIEW AVENUE, NORTH CHINGFORD Offers In Excess Of £800,000 Freehold 5 Bed House



Features:

- Five Bedroom House
- 1930's Semi detached House
- Easy Access to Chingford and Highams Park Station
- Short Walk to Epping Forest
- Large Private Driveway and Garage
- Potential To Extend (STPP)
- Being Sold Chain Free
- 130 Foot Long Garden
- Approx 1611 Square Foot

A splendidly substantial five bedroom semi-detached family home in the leafy heart of Chingford. Smartly finished throughout, you have a private garage and large driveway, plus a vast garden to the rear. You're surrounded by greenery too.

You have scope here to follow your neighbours' lead and extend into the loft, potentially adding a whole new storey (subject to the usual permissions).

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll have 1600 square feet of living space behind that classic 1930s facade. Soft plush carpet welcomes you into your hallway, the stairs rise ahead and the first of your reception spaces is on your left. A handsome 180 square feet, in here you have the high ceilings of the period and plenty of natural light. Explore further for reception two, still more spacious and wrapping around the rear with twin sets of sliding patio doors offering widescreen views of the garden.

It's quite a garden. A large patio gives way to an expanse of lush lawn stretching away to the horizon, studded with mature trees, while beds bursting with screening greenery run down the flanks. Back inside, and your kitchen connects the rear reception to the hallway, with cream cabinets, metro tile splashbacks and timber style worktops. A handy utility room, practically a second kitchen, and a spare WC complete the ground floor.

Upstairs, and your skylit double wide landing leads directly to all the extensive sleeping arrangements. Your principal double bedroom to the front is home to floor to ceiling wardrobes and floods of natural light. Four more bedrooms range from fifty five to 130 square feet, all featuring integrated floor to ceiling wardrobes and tranquil pastel colour schemes. Finally your family bathroom is finished in soft pink and scarlet, home to both a tub and shower, with a handily

separated WC next door.

Outside and you're surrounded by nature. Pimp Hall Park and the accompanying Nature Reserve are just a half mile on foot, for woodlands and open greenery. Whether you're a jogger or a stroller it's a great spot to have on your doorstep. And if you want a change of scenery then the tennis courts of Ridgeway Park are just as close in the other direction. Heading further afield? Chingford station is just a twenty minute walk or five minute bike ride, for direct connections to Liverpool Street.

WHAT ELSE?

- Parents will be pleased to find seven primary/secondary schools rated 'Good' or better by Ofsted, all less than a twenty minute walk away.
- The property is presented chain free, for that all important speedy, hassle free move.
- Between that double driveway and generous private garage, you have plenty of secure, off street parking. Drivers can be on the arterial North Circular in around ten minutes.



A WORD FROM THE OWNER...

"This has been the family home since 1964 and has seen 4 generations come to love it. Time for a new family to build similar memories."

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Reception 1

13'0" x 14'1"

Reception 2

10'11" x 11'10"

Reception 3

18'6" x 8'3"

Kitchen

7'2" x 9'3"

Utility

8'0" x 12'7"

Garage

7'4" x 20'6"

Bedroom 1

12'3" x 14'5"

Bedroom 2

6'4" x 8'7"

Bedroom 3

7'4" x 13'1"

Bedroom 4

7'4" x 10'8"

Bedroom 5

10'9" x 11'10"

Garden

133'10" x 27'4"



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