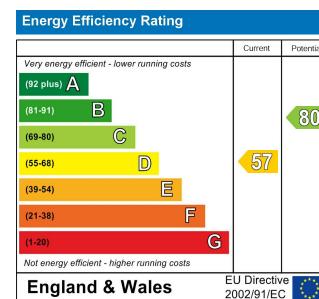
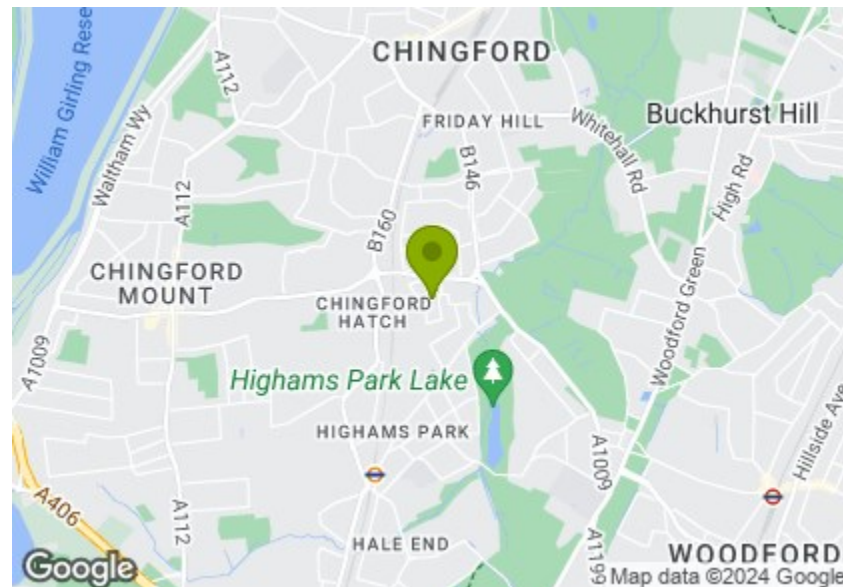


Total Area (Including Eaves Storage): 141.5 m<sup>2</sup> ... 1523 ft<sup>2</sup>

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.



## BLACKTHORNE DRIVE, CHINGFORD

### Offers In Excess Of £695,000 Freehold 3 Bed House - Semi-Detached



#### Features:

- Three Bedroom House
- Semi Detached
- Moments from Epping Forest
- Approx 1523 Square Foot
- Downstairs WC and Utility Room
- Private Driveway
- Potential to Extend (STPP)
- Large Garden
- Short From Highams Park Station
- Being Sold Chain Free

A magnificently extended three bedroom semi-detached home, set on a quiet residential turning moments from the leafy expanse of Highams Park and Epping Forest. Measuring an impressive 1523 square feet, this commanding home features a gorgeous open plan dining room and kitchen overlooking the large garden, as well as a downstairs bathroom and utility area. With a much coveted driveway offering off street parking for multiple cars and with three excellent sized bedrooms this is a fantastic home for you to make your own.

REQUEST A VIEWING  
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**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**  
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0203 369 1818

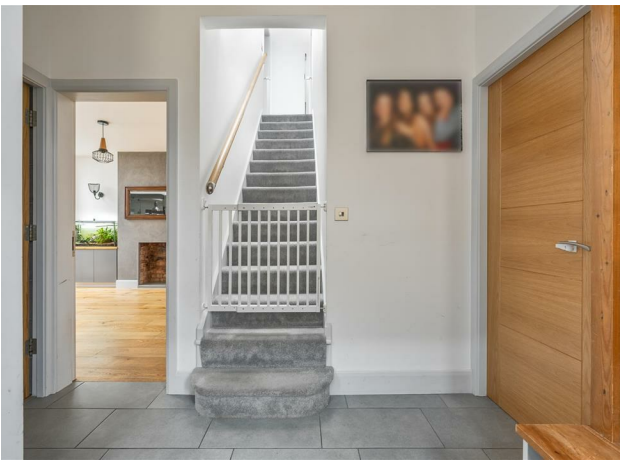
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#### IF YOU LIVED HERE...

The heart of this home is that huge kitchen diner. Finished to an incredibly high spec, this space is flooded with light thanks to the large skylights overhead and the glass doors leading to the garden offering a lovely leafy vantage point from the dining area. Your kitchen cabinets are a sleek wooden design with contrast dark marble countertops at floor level, with glossy black wall cupboards adding to the high-end feel. Pendant lights hang aloft, and wooden flooring sweeps underfoot. With plenty of floorspace for a dining table as well as a sofa, this space offers versatility to suit your families needs.

Elsewhere on the ground floor you have that handy utility room, great for keeping noise appliances out of the kitchen. The front reception room is bay fronted, with more of that wooden flooring and an exposed brick chimney breast, creating a lovely rustic feel. The family bathroom is also on this floor, with a walk-in shower and vanity sink this room is also finished to a very high standard. Finally on this floor, you find the smallest of your three bedrooms. Dual aspect and with space for a large single or small double bed, this is a great room for guests or older children wanting some privacy. Moving upstairs, you find your other two bedrooms. Both are generous doubles, with snugly carpets and large windows ensuring both light and comfort are achieved.

You're in a fantastic spot here, with easy access to Epping Forest. Highams Park has long been a favourite area with locals, and it's easy to see why. The famous Highams Park Lake, designed at the turn of the century by Sir Humphry Repton, is surrounded by gorgeous greenery and wild flower meadows - climb to the top of the hill to enjoy the breathtaking views over London before heading back down to Humphry's Cafe for a freshly brewed coffee and a slice of cake. Whether exploiting on feet or two wheels you have acres of forest to explore, and with the Lea Valley Cycle Path running through this area you can really go as far as your legs will take you!

#### WHAT ELSE?

- There is a strong precedent locally to extend these properties, so whether you fancy going skywards or outwards, there are plenty of possibilities to increase your already impressive footprint.
- Exploring the local area will be a breeze, with Highams Park station less than a mile away taking you into Liverpool Street via Clapton and Hackney in less than half an hour meaning you are plugged into the metropolis whilst enjoying a pleasantly rural position.
- We recommend heading to The Larkshall pub for some delicious food, including sumptuous Sunday roasts.



#### 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 watchspots. 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. 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."

WILL TURNER  
ASSISTANT BRANCH MANAGER

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**Reception**  
11'4" x 14'10"

**Kitchen / Dining Room**  
22'8" x 27'1"

**Bathroom**  
7'4" x 5'6"

**Utility / Storage**  
6'8" x 23'3"

**Bedroom**  
7'5" x 8'10"

**Bedroom**  
12'11" x 11'11"

**Eaves Storage**  
5'6" x 19'9"

**Bedroom**  
12'10" x 12'3"

**Eaves Storage**  
5'6" x 8'1"

**Garden**  
approx. 41'11" x 35'1"



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