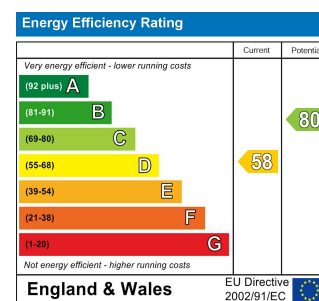
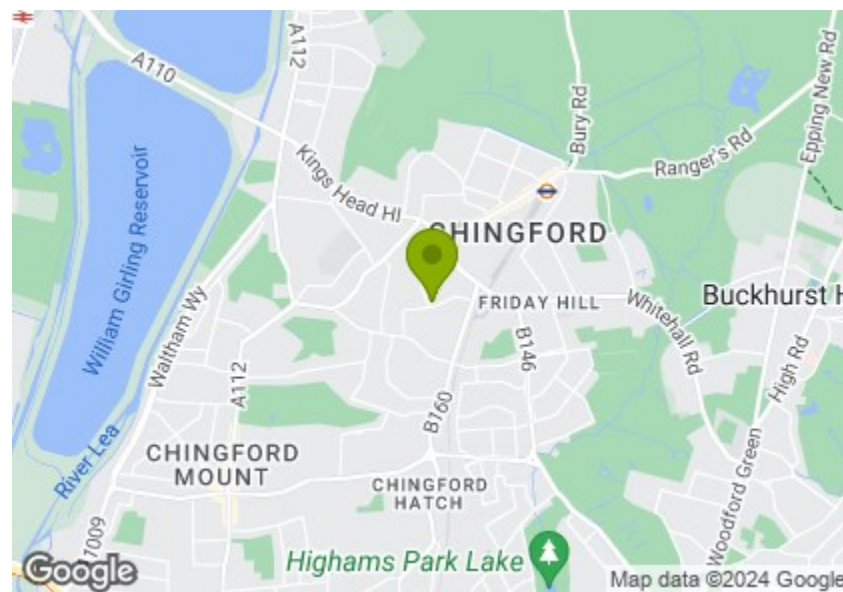


Total Area: 133.3 m² ... 1435 ft²

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.



BRODIE ROAD, CHINGFORD

Offers In Excess Of £750,000 Freehold 4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached 1930's
- Easy Access to Chingford Station
- Approx 1435 Square Foot
- Private Driveway
- Short Walk to Epping Forest
- Side and Rear Access
- Circa 42 Foot Rear Garden
- Chain Free

This spacious semidetached house has fabulous features including four bedrooms, a private driveway and generously sized Garden. It is a great space for a Family with easy access to Chingford Station and moments from the greenery of Epping Forest.

The home is finished with a vintage style over three floors so you will really feel as though you are experiencing a comfortable safe haven when you close the front door to the outside world. There is a great selection of shops, bars and restaurants in Station Road which is only around 10 minutes away by foot.

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E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

You'll have 1435 square foot of carefully crafted living space to make your own. On the ground floor you have side and rear access to the house. A beautiful kitchen dinner invites you to dine at the breakfast bar featuring retro marble topped counters and 60's style wooden cabinets. There are also two abundant reception rooms with practical and trendy hard wood flooring with plenty of space for sofa's, a dining table and any other furniture you decide on. The room has functional sliding internal doors to separate the kitchen and your relaxing dining/living space, perfect for everyday use and when you are entertaining guests.

On the first floor there are three bedrooms, the first sits to the front, a light substantial double with fitted wardrobes and plush carpet underfoot. The second and third are smaller but versatile, perfect for use as office space, a nursery, or guest bedrooms. Also on this floor is the main bathroom, cool and sleek with tiles and a sizeable bath. Finally up a few steps to the loft space, bright with windows and a skylight; another tranquil feeling double bedroom, and chic en-suite with a great sized shower.

The Garden is a notable 42 foot in length with a patio space for furniture, bbq's and plant pots, in summer you can imagine enjoying spending time here with family and friends. It is also fully floodlit at night. Take one step down to the lawn framed with fencing and foliage, you even have a handy shed in the corner for storage (which also has power). Luckily you can oversee this attractive Garden through the patio doors and windows in the kitchen.

WHAT ELSE?

- If you are a parent you will be pleased to know there are many 'Good' and 'Outstanding' rated schools nearby for your children.
- Whether you will be driving or using public transport for your commute to work the area is very well connected with Chingford Station nearby as well as close links to the M11 and M25.
- If you are interested in Golfing you will be spoilt for choice as you are surrounded by great courses such as West Essex, Chingford and Woodford.



A WORD FROM THE OWNER...

"We have lived here for 18 years. It is quiet with great neighbours. The commute into the City and West End is great, with a short 10 minute walk to Chingford Station. We love having Epping Forest on our doorstep for great walks. There are also lots of great golf courses on our doorstep too. Schools are great and Station Road is nearby too, perfect for grabbing some food or if you want to go for a coffee. There are also good links to the M11 and M25, as well as Walthamstow and surrounding areas."

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Porch

Reception
12'9" x 15'1"

Reception
10'11" x 12'11"

Kitchen / Diner
18'2" x 19'2"

Bedroom
7'1" x 8'7"

Bedroom
11'5" x 16'0"

Bedroom

10'7" x 11'11"

Bathroom

8'0" x 7'8"

Bedroom

14'5" x 17'0"

Ensuite

7'4" x 4'5"

Garden

approx. 41'6" x 22'11"



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