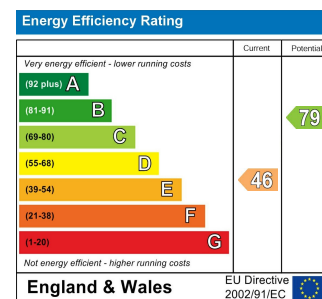




Total Area (Excluding Eaves Storage): 143.4 m² ... 1544 ft²

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.



BERESFORD ROAD, CHINGFORD

Offers In Excess Of £1,000,000 Freehold
4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Edwardian Semi Detached
- Moments from Chingford Station
- Private Driveway
- Short Walk to Epping Forest
- Side Access
- Approx. 1544 Sq Ft
- Approx. 70 Foot Rear Garden
- Planning Consent for Rear Extension Previously Granted

An exceptional and statuesque Edwardian townhouse in the heart of North Chingford, just moments from the mainline station to London Liverpool Street and stunning Epping Forest.

This four-bedroom, semi-detached house has played host to an extensive refurbishment and remodel by the current architect owner. This wonderful family home artfully combines period features with contemporary interventions, all geared towards a beautifully appointed south-east facing garden.

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

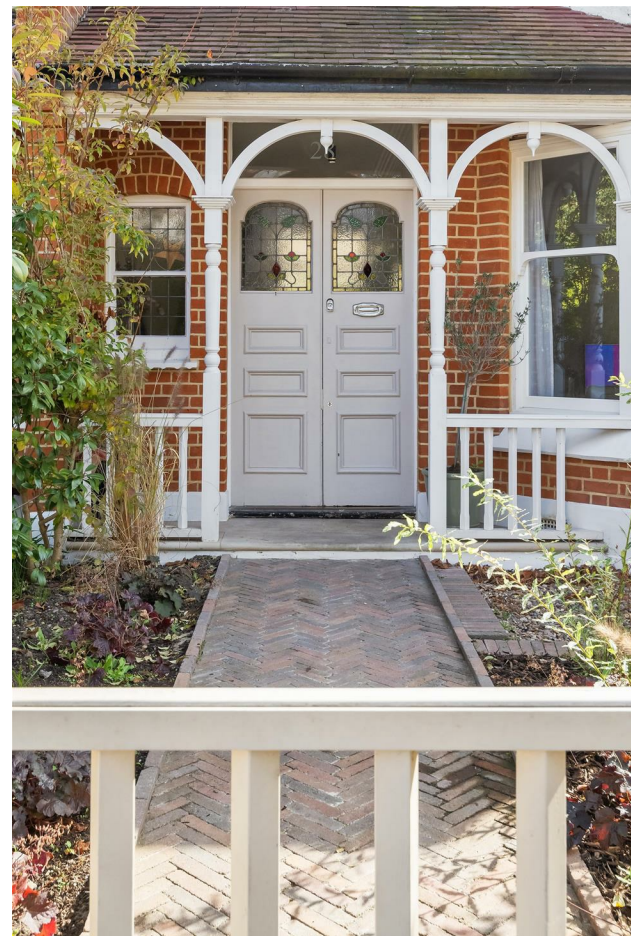
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
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0203 325 7228

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IF YOU LIVED HERE...

You'll be spreading out across three sumptuously appointed storeys, totalling over 1500 square feet. Let's start in your 200 square foot lounge - in here a bay window looks out over leafy street views, an elegant picture rail and ceiling cornicing run overhead, and a contemporary fireplace takes centre stage. Head back through your bright hallway, and on your right's a handy WC and to your left a wealth of under stairs storage.

Continue through for your huge 330 square foot kitchen/diner. In here herringbone flooring flows throughout the semi open plan space - bright, beautiful and brilliantly zoned. Your kitchen's decked out in a chef's island with breakfast bar, smart units, fully integrated appliances and marbled splashbacks and worktops. Step out to the seventy foot, south-east-facing garden from here (through a choice of doors) for a pristine sun deck leading down to lawn, thriving beds and mature foliage. With so much space, yet more square footage could potentially be added to your abode here.

Back inside and head up the stairs for four bedrooms and the bathroom. Your wash space comes with twin vintage pedestal sinks, plus a dedicated rainfall shower cubicle and separate tub - catering for all tastes and timeframes. Two of your sumptuous sleepers come in at over 170 square feet, with comfy carpet

and a bay window apiece. Bedroom three's a generous single, while bedroom four's an ideal home working space, with stairs up to the loft from here. Up on the second storey sit two skylit loft rooms with potential to convert (STPP).

Outside and Chingford station's a three minute stroll around the corner and also home to the handy bus terminus. From here the Overground will whisk you down past Walthamstow (where you can swap for the Victoria line at Walthamstow Central) and on to Liverpool Street for the speediest of City shuttles. Closer to home and on Station Road you have a huge array of choices to sup and savour, from bagels, to fish & chips, to pie & mash and more Mediterranean offerings to boot.

WHAT ELSE?

- Four schools rated 'Good' or better by Ofsted sit in a mile radius of your new home. The 'Outstanding' St Mary's Primary is a twelve minute walk from your front door.
- Your new local's bound to be the Rusty Bike. It's just a few steps away and serves up Thai and Japanese fare as well as a fine range of ales. Try the Salt Jute Juicy IPA and thank us later.
- Drivers have a private driveway and can be on the North Circular in ten minutes or the M11 in twelve. Stansted Airport's reachable in less than forty minutes.



A WORD FROM THE OWNER...

"It has been such a joy to live in this wonderful home in this warm, friendly neighbourhood. The location could not have been better for our young family. The proximity to the station has made commuting a breeze, the short stroll to Station Road has allowed us to enjoy the convenience of the wonderful coffee shops, eateries and small businesses that North Chingford has to offer and not forgetting the splendour of Epping Forest which has been our 'go to' destination of a weekend with so many spectacular walks all within striking distance. We have also thoroughly enjoyed being part of the kind, caring community of Beresford Road. With an active WhatsApp group, the neighbours collectively ensure that everyone here feels supported, let alone the numerous street parties and Christmas light events that we have come to expect each year!

We have put our heart and soul into making this our dream home and we are happy knowing that a new family will also make many happy memories here."

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Reception
12'10" x 16'4"

WC

Kitchen / Dining Room
24'0" x 14'10"

Bedroom
7'2" x 7'3"

Bedroom
12'10" x 14'2"

Bedroom
9'1" x 6'11"

Bathroom

Bedroom
11'6" x 16'0"

Loft Room
7'8" x 5'10"

Loft Room
11'6" x 6'5"

Garden
approx. 68'10" x 23'11"

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