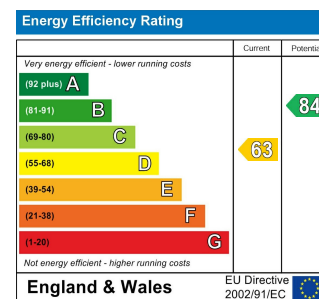




Total Area: 144.7 m² ... 1557 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



FREDERICA ROAD, CHINGFORD

Offers In Excess Of £950,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedroom House
- End Of Terrace Victorian
- Moments from Chingford Station
- Approx 1557 Square Foot
- Potential To Extend (STPP)
- Downstairs WC
- Short Walk to Epping Forest
- Circa 60 Foot South Facing Garden
- Original Features Throughout

A beautifully substantial four bedroom Victorian terrace end terrace brimming with vintage style and character throughout. Chingford Plain, Epping Forest and Chingford Station are all just a short walk away, for the perfect mix of town and country.

Even though you already have over 1550 square feet to stretch out, there's room for still more development here. You could potentially add a whole new storey as some of your neighbours have done (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

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0203 369 1818

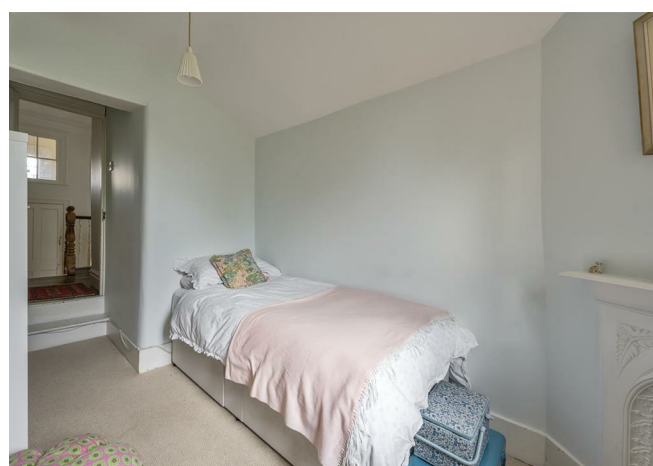
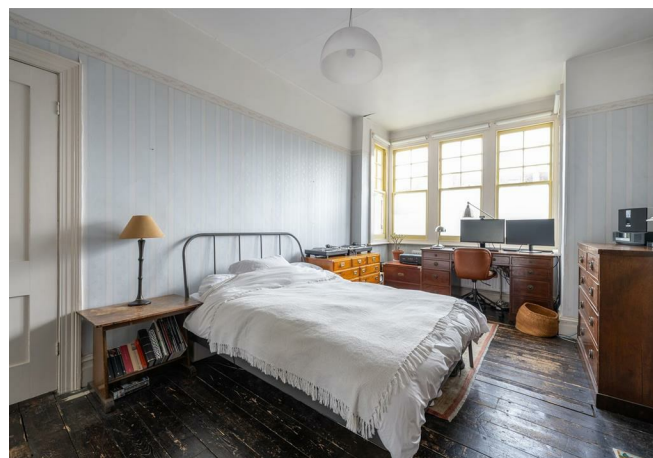
E8, E9, E5, N16, E3 & E2
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0203 325 7228

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IF YOU LIVED HERE...

You'll be luxuriating amongst a wealth of original features, from those gorgeous timber beams adorning the frontage, all the way through to the artfully distressed original floorboards in the kitchen. There's plenty in between too. Your front lounge is a vast 320 square foot, with lovingly sanded and stained vintage floors, the high ceilings of the period and an ornate original mantel set over an exposed brick hearth. It's all flooded with light from the bay window. A superb introduction.

Next door your dedicated dining room is similarly styled and sizeable if the adventurous may want to consider connecting the two for a huge open plan reception. In here your hearth is more eye catching still, with ornate scrollwork and open shelving. Patio doors lead out to the garden and your kitchen sits off to one side. In here you have yet more covetable vintage style, flanks of cream cabinets with brass fittings, timber work surfaces and a Dublin sink. Your ground floor's completed by a handy utility room (perfect for laundry) and a spare WC.

Upstairs, and your broad, generous landing leads to a dedicated dressing room and your four double bedrooms. The 180 square foot principal sleeper is an especially sumptuous affair, with rich dark vintage timber floors and statement

wallpaper up to the picture rail. Your three remaining bedrooms are similarly styled with plenty of original trim. Finally your family bathroom sits to the rear, finished in stately marbled tilework from top to toe and home to a walk in rainfall shower.

Outside and, as noted, Chingford overground station is just a five minute walk. From here you have direct, twenty seven minute runs to Liverpool Street, for a smooth and simple City commute. You're also just five minutes on foot from the open green space of Chingford Golf course and the wild greenery of Epping Forest beyond. Endlessly explorable and perfect for jogs and strolls alike. Be sure to check out one of Henry VIII's favourite haunts, the Queen Elizabeth Hunting Lodge.

WHAT ELSE?

- Local schools are chiefly excellent, with seven 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot. The 'Outstanding' St Mary's Catholic Primary school is just five minutes' walk.

- Did we mention your garden? It's a lush, generous South facing mix of patio and lawn, secluded by mature greenery.

- Just a few footsteps away. Station Road is home to cafes, stores and all the day to day amenities you could need.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat.

If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL
E4 BRANCH MANAGER

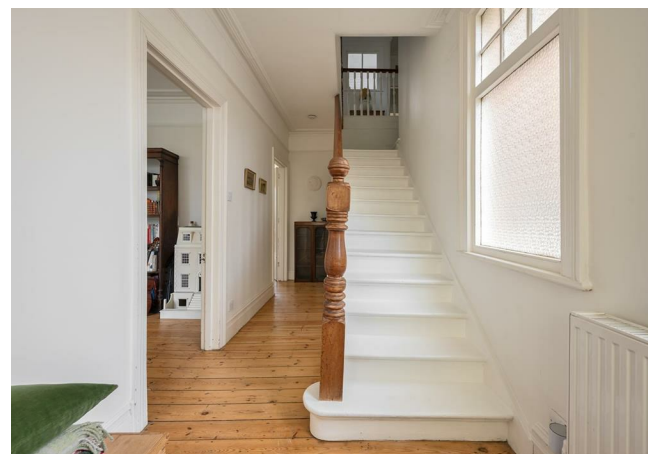
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Reception
11'8" x 16'8"

Reception
12'11" x 16'7"

Kitchen
10'6" x 12'0"

Utility
6'5" x 10'2"

WC

Porch

Storage

Bedroom
10'8" x 16'8"

Bedroom
11'9" x 16'7"

Bedroom
7'4" x 10'0"

Bedroom
6'7" x 14'7"

Bathroom
6'10" x 6'2"

Dressing Room
3'11" x 4'3"

Bathroom
6'10" x 6'2"



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