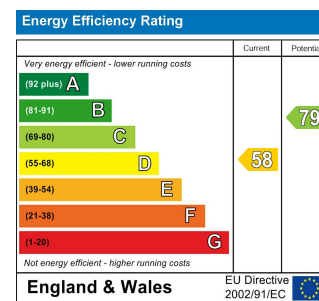
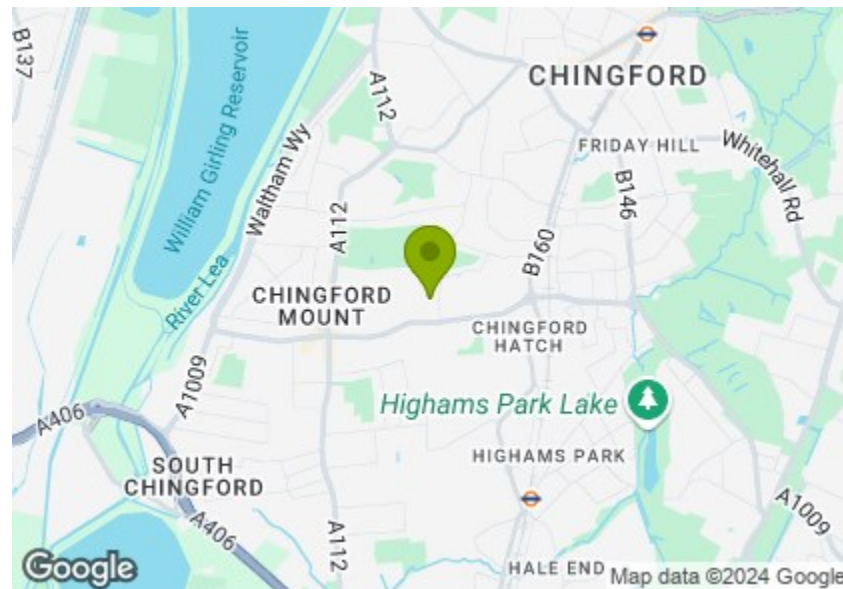


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



## SUFFIELD ROAD, CHINGFORD

### Offers In Excess Of £625,000 Freehold

### 4 Bed House - Semi-Detached



#### Features:

- Four Bedroom House
- 1930s Semi Detached
- Full Width Kitchen Extension
- Private Garage
- A Short Walk Epping Forest
- Close to Local Amenities
- Easy Access to Highams Park
- Approx 1378 Square Foot (Excluding Garage)
- Three Bathrooms

Nestled between Chingford and Highams Park, this impressively designed four-bedroom 1930s semi-detached home has a lengthy list of highlights, including the two bathrooms and a WC, huge open plan kitchen/diner, large through-lounge, private garage and sprawling rear garden.

As well as being just a short distance to the historic Epping Forest, it enjoys easy access to Highams Park station, where frequent trains run to London Liverpool Street in around 25 minutes. There are some fantastic amenities in the local area, but with 1378 square feet of space to spread out in at home, staying in will always be just as fun.

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#### IF YOU LIVED HERE...

You'll love the sheer amount of space found in this property - and of course, everything in it, too.

In your large reception/through-lounge, the neutral decor and soft carpeting create a warm mood while the bay windows and fireplace provide character. Head to the rear, beyond your convenient in-built storage and WC, and you'll find your brilliantly extended kitchen/lounge. There's plenty of space for dining and relaxing, while the kitchen area is sleek and modern, with a fantastic breakfast bar, island unit, glossy cabinets, hi-spec appliances and attractive tiling. Beyond the sliding doors, you'll find your spacious garden, complete with a large patio area to make the most of BBQ season, plus a brilliantly sized lawn and outhouse for garden storage.

On your first floor, you've got a wonderfully balanced selection of bedrooms, one with an ensuite - and there's also a stylish family-bathroom, so no need for queuing in this household.

The home is just under 30 mins on foot to Highams Park station,

or hop on a bus and whizz to Walthamstow Central in the same amount of time for the ultra-convenient Victoria line. The latter is also your route for enjoying the best of E17's Hoe Street, where Soho Theatre will be opening soon, but you'll find plenty of food and drink-based perks closer to home, including Vino Tap, The Stag & Lantern Micropub, Biba & Wren and Yaz, while up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem.

The neighbourhood is home to a huge amount of greenery; Memorial Park is around half a mile away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

#### WHAT ELSE?

- Parents will be pleased to know you have a wide choice of popular schools in the area.
- You're only a five minute walk from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.
- Your new local pub is the the Larkshall. A great spot to enjoy good food in lovely surroundings, it's just 13 minutes on foot.



#### A WORD FROM THE OWNER.....

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner. Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. 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.

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**Garden**

42'7" x 30'3"

**Garden Storage**

8'10" x 11'10"

**Garage**

11'1" x 16'6"

**Reception Room**

11'4" x 24'1"

**WC**

**Kitchen/ Diner**

28'4" x 14'5"10"

**Bedroom**

10'11" x 12'5"

**Bedroom**

10'11" x 13'0"

**Ensuite**

5'10" x 7'2"

**Bedroom**

11'0" x 9'3"

**Bathroom**

5'4" x 6'2"

**Bedroom**

11'4" x 11'1"



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