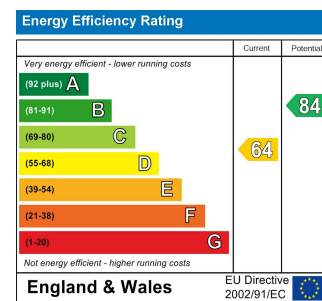


Total Area: 114.0 m² ... 1227 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



CONNAUGHT ROAD, CHINGFORD

Offers In Excess Of £675,000 Freehold
 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments From Chingford Station
- Approx 1227 Square Foot
- Downstairs WC
- Short Walk to Epping Forest
- Potential To Extend (STPP)
- Council Tax Band E

An immaculate three-bedroom Victorian home located in an enviable position at the edge of Epping Forest.

Queen Elizabeth's Hunting Lodge is a 10 minute stroll away, but who needs that when you've got your very own stately pad that comes in at 1227 square foot? There's potential to expand further too.

And since it's situated even nearer Chingford station, if you time it right, you can be in the city in just over half an hour.

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

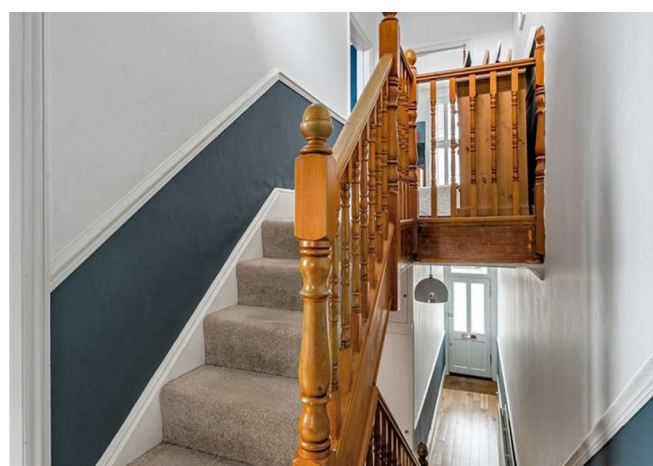
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You're in luck, because Victorian architecture typically favoured large and evenly-proportioned rooms. Look at the impressive size of the double reception room, for instance. From the blonde wood flooring to the ornate ceiling rose, and the feature fireplace in between, it's all immaculate, while the dual aspect arrangement adds a bit of extra dazzle.

The kitchen is airy, modern and interesting. The smart alcove seating is our favourite feature, but you'll love the other touches too, such as the metro brick tiles, timber worktops and minimalist cabinets.

There will be no juggling of saucepans and laundry baskets here - you've got your own utility space at the rear, as well as a handy WC.

Upstairs, you'll find a substantial family-sized bathroom with sparkling tiles, a subtle rounded showering tub, and a towel rail and basin which are firmly in keeping with the home's Victorian roots.

The three bedrooms are pristine - you'll be scrambling for the master, with those glorious double windows and shutters, as well as the feature picture rail and fireplace. But the good news is that the other bedrooms have equally

considered decor - we particularly love the dual tones and soft carpeting.

Beyond those walls, not only are you perfectly positioned to nip to Liverpool Street on the overground in half an hour, but since you're only three stops from Walthamstow Central, it's super-easy to switch over to the Victoria line and whizz into the West End.

WHAT ELSE?

-You're right in the heart of Chingford's lively food and drink scene. Patpong Thai is a favourite with the locals for good reason; London's oldest Thai restaurant serves up some of the finest Southeast Asian food we've sampled - and it's minutes from your home.

-If you're looking for a new local pub, you can't do much better than Queen Elizabeth, which is situated right at the edge of Epping Forest and serves up a fine selection of food and drink to enjoy after a woodland ramble.

- Parents will be pleased to know that there are plenty of 'Good' or 'Outstanding' primary and secondary schools in the area.



A WORD FROM THE OWNERS...

"Living in Connaught Road has been great for us these past few years. Having the local shops just around the corner and the train to London so close by has seriously made our lives so much easier.... And let's not forget about having Epping Forest right on our doorstep - it's been awesome to have nature and peace just a stone's throw away whenever we feel like it. Plus, being able to walk to lots of schools and the amenities has been super convenient for our family. The street has a friendly vibe, with really lovely neighbours, especially all the young families around."

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Garden
41'0" x 16'4"

Side return
19'2" x 4'11"

Reception Room
11'3" x 14'11"

Reception Room
9'9" x 12'8"

Kitchen/ Diner
9'10" x 17'7"

Utility

WC

Bedroom
15'2" x 14'11"

Bedroom
9'8" x 12'1"

Bathroom
5'6" x 10'4"

Bedroom
9'11" x 13'5"

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