

## BRODIE ROAD, CHINGFORD

### Offers In Excess Of £900,000 Freehold 6 Bed House



#### Features:

- Six Bedroom House
- Double Fronted Semi Detached
- Rear Access
- Approx. 2582 Square Foot
- Planning Permission Previously Granted for it to be Separated into 2 Dwellings
- Short Walk to Chingford Station
- Private Driveway
- Circa 33 Foot Rear Garden
- Large Garage

An immaculately presented, double fronted, three bathroom, six bedroom, semi detached family home. Arranged over three floors, with a private driveway to the front and roadside access to an independent garage and your beautiful rear garden.

It's less than a mile on foot to Chingford station. With direct Overground trains to Liverpool Street and the heart of the City, your door to door commute takes just forty four minutes.

**REQUEST A VIEWING**  
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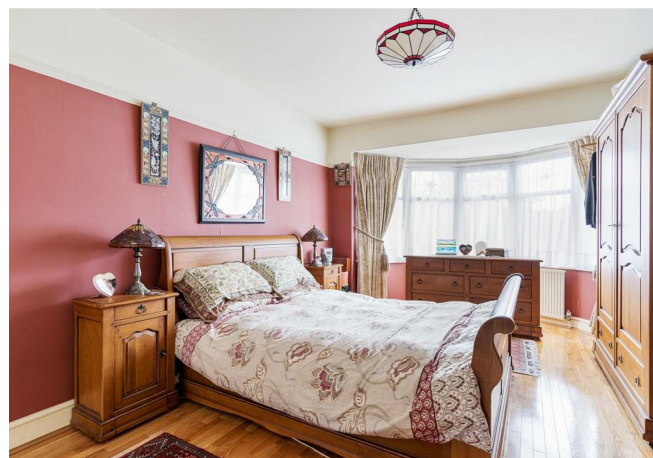
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IF YOU LIVED HERE...

Approaching your new home, you'll have a choice of using the splendid driveway to your front door, or entering via your large garage and rear garden. Once inside, you'll find a decadent reception room with a bright bow window, original timber floorboards and lots of elegant period features. Across the hall, your second reception room is as welcoming as the first, with another large bow window and a striking oversized vintage mantel and hearth. Double doors lead to your spacious, open plan kitchen and dining room, full of smooth architectural curves, glossy cream cabinets and dark granite countertops. A suspended stainless steel extractor hood sits over your central stovetop and breakfast bar, making it easy to chat with dinner guests while serving up culinary delights.

Sliding doors open the dining area out onto a handsome patio and lawn, perfect for alfresco entertaining, and an independent garage sits to the rear of your garden with direct access to the side street. Back inside, you'll find a handy utility room and ground floor WC, before heading up to the first floor and arriving in your principal bedroom. This whole space is filled with natural light from another of those large bow windows and smooth light hardwood runs underfoot. Your second double sleeper also has a beautiful bow window and your third double bedroom comes with garden views. A fourth bedroom, currently in use as an exercise room, completes the sleeping arrangements on this floor and sits across the landing from two generous family bathrooms.

Both family bathrooms have glossy black flooring, broad floor to ceiling tilework and classic white suites with handset showers over the tubs. The main bathroom, with an impressive 100 square feet, is also home to a spacious stroll in rainfall shower. Upstairs again to the third floor, where you'll find your fifth and sixth double bedrooms. Both with engineered hardwood flooring, accent lighting and large bright skylights overhead. Nestled between the two bedrooms is your third bathroom. Another stylish affair, with exposed pipework, chrome fixtures and fittings and a spacious walk in shower.

The beautiful, wild meadows of Pimp Hall Nature Reserve are just a fifteen minute wander from your front door, a great spot for dog walking and picking blackberries. There's also a popular children's playground nearby. If you fancy a more adventurous day out in nature then Lee Valley is a twenty five minute walk or ten minute cycle to the East, with scenic paths leading down through the reservoirs and into Walthamstow Wetlands. Alternatively, a fifteen minute walk or four minute cycle to the North brings you to the Mornington Road entrance to Epping Forest, where there are endless exploration opportunities throughout beautiful green woodlands.

WHAT ELSE?

- Your new family and dog friendly local will be The Dove on Friday Hill. A vibrant live music venue, with outdoor seating and a reputation for great Sunday roasts.
- With plenty of space in your new home for off street parking, you'll be straight into your car and on the North Circular motorway in just ten minutes.
- There is also planning permission previously granted for it to be separated into two



A WORD FROM THE EXPERT...

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. 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. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers.

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**Reception Room**  
27'11" x 12'4"

**Reception Room**  
19'10" x 11'5"

**Kitchen/Diner**  
32'4" x 9'8"

**Utility Room**  
10'4" x 7'6"

**Bedroom**  
15'7" x 11'6"

**Bedroom**  
16'9" x 11'6"

**Bedroom**  
8'8" x 7'0"

**Bedroom**  
12'0" x 10'4"

**Bathroom**  
8'0" x 7'6"

**Bathroom**  
13'8" x 7'5"

**Bedroom**  
19'0" x 13'5"

**Bedroom**  
19'0" x 12'1"

**Garage**  
30'8" x 10'7"

**Garden**  
32'9"



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