

Antlers Hill, E4

Approx. Gross Internal Area 741 Sq Ft - 68.84 Sq M
Approx. Gross Garden Room Area 103 Sq Ft - 9.57 Sq M
Approx. Gross Porch Area 12 Sq Ft - 1.11 Sq M

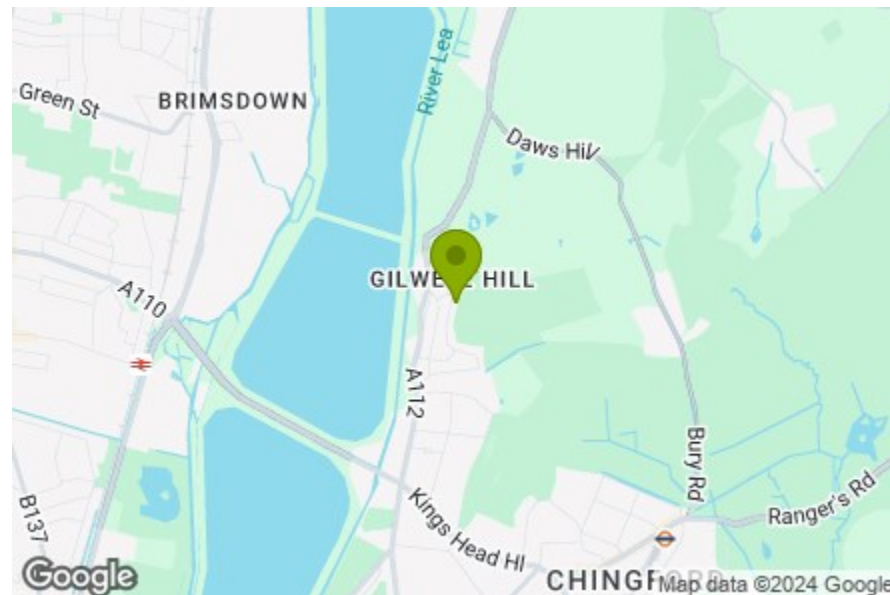


THE STOW BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com Date: 5/8/2024

- Front Garden
19'8" x 16'0"
- Reception
13'9" x 10'9"
- Kitchen
16'8" x 7'2"
- Garden Room
16'8" x 6'2"
- Garden
52'5" x 16'8"
- Bedroom
14'9" x 8'10"
- Bedroom
10'9" x 7'2"
- Bedroom
8'10" x 6'10"
- Bathroom
- WC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ANTLERS HILL, CHINGFORD

Offers In Excess Of £400,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Mid Terrace House
- Potential to Extend (STPP)
- Moments Away From Epping Forest
- Close to Local Amenities
- Freehold
- Being Sold Chain Free
- Side Access

Unfolding across two floors, this bright and spacious three-bedroom mid-terrace home sits in a fantastic spot moments from Epping Forest. Despite the peaceful location, Chingford station is just 1.8 miles away, where frequent trains run to London Liverpool Street in around 26 minutes.

Existing property highlights include the smart layout, first floor bathroom/WC and rear garden, and there's also potential to extend it further, which could be pretty exciting. It's being sold chain-free, too.

REQUEST A VIEWING
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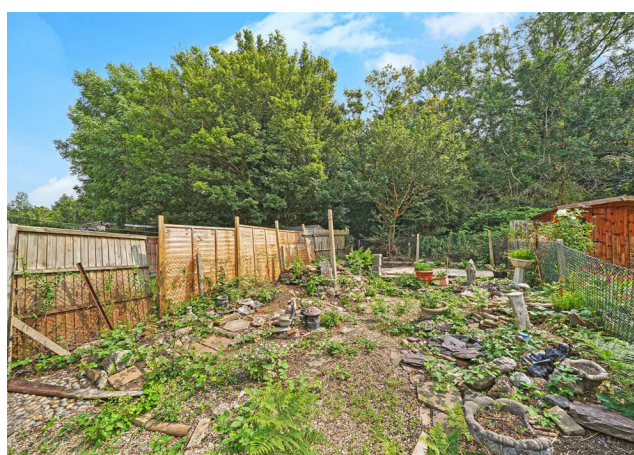
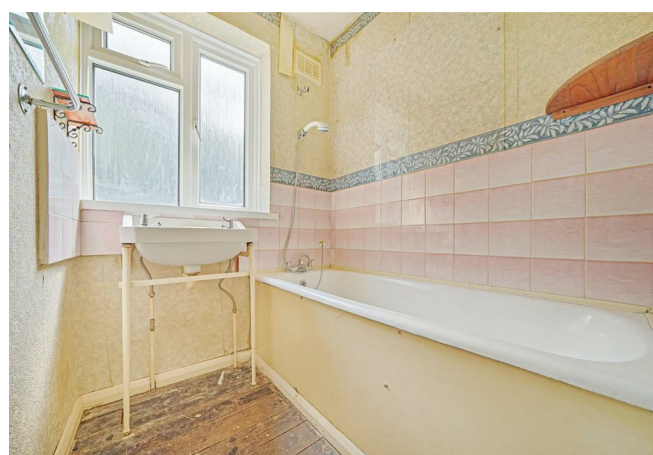
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IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides. You're set up well with the front reception room, while the kitchen with adjoining garden room are well positioned. Upstairs you'll find a trio of bedrooms, two with in-built storage. There's also a WC and good-sized bathroom next door. If you love design, you'll have a fun time creating your mood boards and planning your dream home - the options are endless.

Stroll a few minutes beyond your front garden and you'll find yourself at the doorstep of the 6,000-acre Epping Forest, as well as the peaceful waterways around the Lea Valley reservoir. If all this sprawling nature gets too much, drive less than ten minutes in the offer direction, and you can experience the joy of advance technology at state-of-the-art cinema Odeon Luxe Lee Valley.

You're only a short distance from Chingford's lively food and drink scene, too. You're spoilt for choice when it comes to Thai food, with the Rusty Bike pub and Patpong Thai both serving up fantastic

food with authentic flavour. Wilsons fish and chips, which has been keeping customer happy for almost a hundred years, is another great option for takeout, as is iconic institution Robins Pie & Mash. Luckily you'll have plenty of time to explore, as this really is a home to lay down roots.

WHAT ELSE?

- Parents will be pleased to know that there are plenty of great primary and secondary schools in the area.
- You can reach the M25 in around ten minutes. As mentioned Chingford station is 1.8 miles away. From there you can nip to Liverpool Street on the overground in around 26 minutes, or change three stops down the line at Walthamstow for the speedy Victoria line.
- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



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 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. 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. Did I mention that it's more affordable than most of London?

WILL TURNER
ASSISTANT BRANCH MANAGER

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