

## CONNINGTON CRESCENT, CHINGFORD

### Offers In Excess Of £475,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace
- Quiet Residential Location
- Side Access
- Approx. 850 Square foot
- Potential to Extend (STPP)
- Approx 50 Foot Garden
- Close to Local Amenities

This smartly laid-out three-bedroom mid-terrace home is set in a peaceful location, within easy access to both Chingford and Highams Park, as well as the glorious woodlands of Epping Forest.

Coming in at a pleasing 850 square foot - with the potential to extend things further, the home offers a spacious south-facing rear garden with side access, while inside you'll find a separate reception and kitchen, as well as a conservatory, plus a first floor WC and ground floor shower room.

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

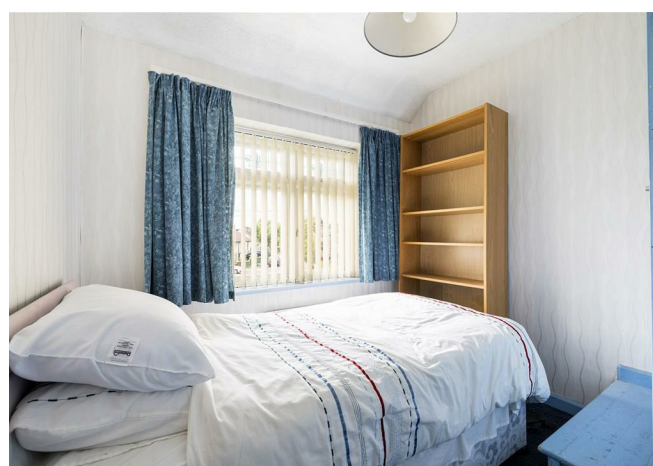
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



#### IF YOU LIVED HERE...

Beyond that spacious front yard, your reception room is flooded with natural light thanks to the generous windows. The neutral palette gives a feeling of calm, while original features such as the dado rail and fireplace provide period charm.

At the rear, you have a bright conservatory, which could be used as anything from a dining area to play room. Whatever you choose, it'll be a joy to open the patio doors in warmer months and spill out into the large, south-facing green rear garden.

The kitchen is smart, with plenty of storage, and the ground floor shower room will be particularly convenient. Meanwhile, on the first floor, you'll find three bedrooms, two of which has custom storage, and a WC.

As for beyond, you've also got the vast woodlands of Epping Forest nearby, while Chingford station is 1.1 miles away, where you can whizz into Liverpool Street on the Overground in half an hour (one of the reasons this area is so popular).

Chingford itself has a thriving food and drink scene. You'll find brilliantly authentic Thai food at the Rusty Bike pub, or head upstairs there for Sushi Monster, a restaurant where fresh Japanese food is served on miniature trains - a delight for all ages. Wilsons fish and chips, which has been keeping customer happy for almost a hundred years, is another great option.

As well as being so close to Epping Forest, you'll find Pimp Hall Park a short distance away, which has been home to some great event.

#### WHAT ELSE?

- You're less than a mile from Ridgeway Park, home to the Chingford & District Model Engineering Club, where members of the public can ride on the model railway on Sundays.
- Drivers can be on the M25 or North Circular in around 10 minutes.
- How about making your new local the Larkshall? This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's 13 mins away.



#### 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

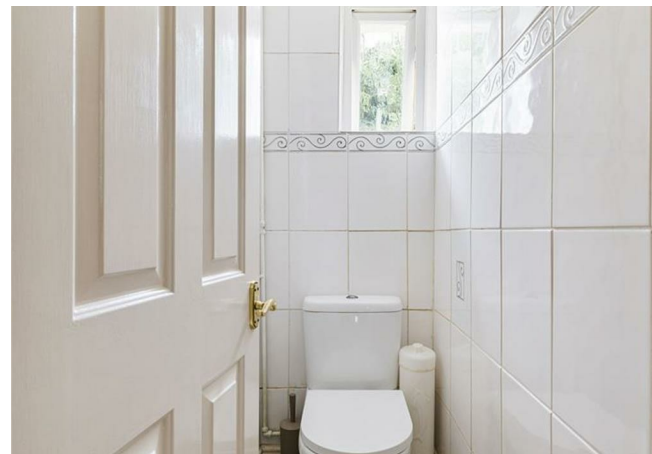
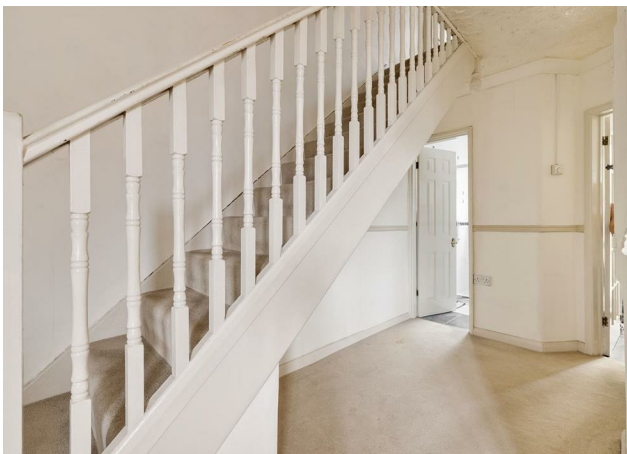
REQUEST A VIEWING  
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Garden**  
50'6"

**Conservatory**  
12'6" x 8'1"

**Reception Room**  
10'9" x 14'0"

**Bedroom**  
8'3" x 8'2"

**Kitchen**  
11'10" x 6'4"

**Bedroom**  
8'4" x 11'1"

**Shower Room**  
4'5" x 5'8"

**Bedroom**  
8'9" x 9'6"

**WC**



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM