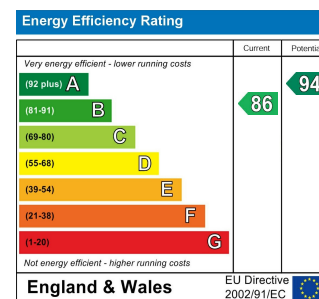
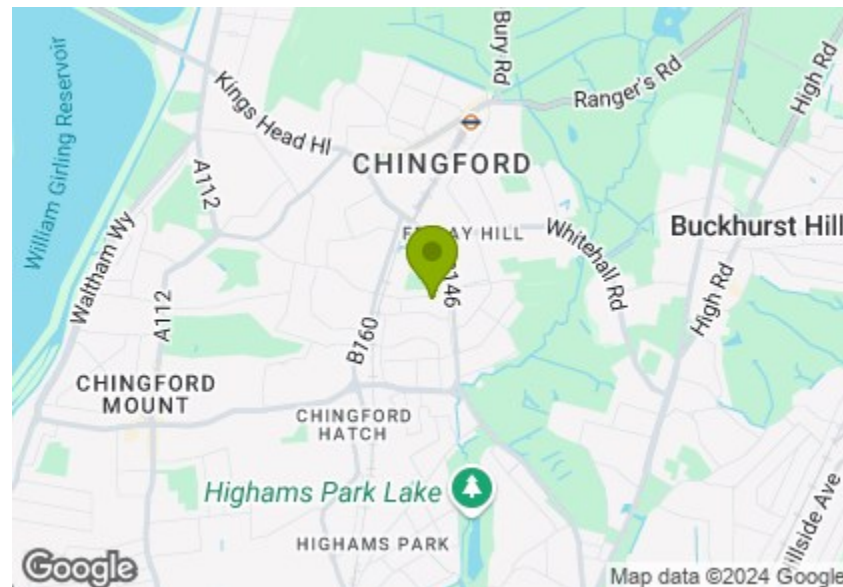


Vulliamy Close, E4  
Approx. Gross Internal Area 1457 Sq Ft - 135.36 Sq M



GROUND FLOOR      FIRST FLOOR      SECOND FLOOR

**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: 29/8/2024



## VULLIAMY CLOSE, CHINGFORD

### Offers In Excess Of £780,000 Freehold 4 Bed House - Semi-Detached



#### Features:

- Newly Built Semi Detached
- Four Double Bedrooms
- Secure Gated Development
- Approx 1457 Square Foot
- Three Bathrooms
- Off Street Parking and Guest Space
- Easy Access to North Chingford & Highams Park
- Approx 80 Foot Long Garden
- Being Sold Chain Free

A modern, beautifully presented, three bathroom, four double bedroom, semi detached family home. With an artfully arranged loft suite, South East facing garden, front driveway, it's all situated in the centre of peaceful, leafy Chingford.

Chingford station is less than a mile from your front door, where direct Overground trains run directly to Liverpool Street in twenty seven minutes.

**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

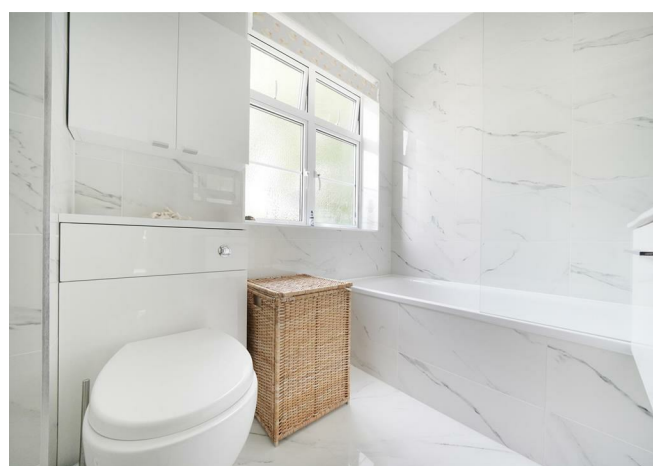
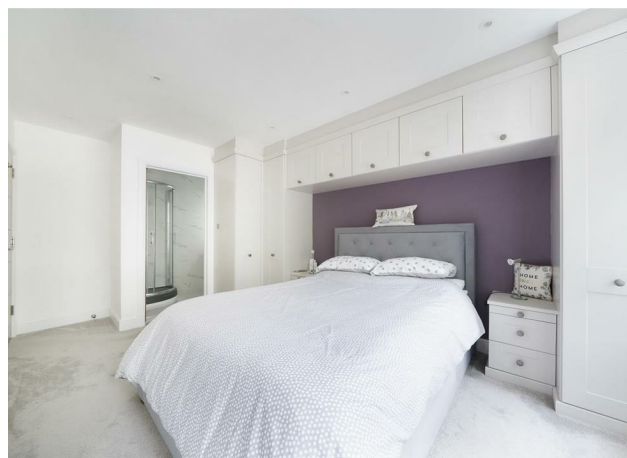
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IF YOU LIVED HERE...

As you step through your front door, seamless, glossy tilework stretches the length of your entrance hall and lead into your first reception room. In here, an elegant gas powered fireplace takes centre stage and the whole room is bathed in light from the wide bright window to the front. A second reception room sits next door and curves round into your open plan kitchen, offering 305 square feet of total floor space. In the kitchen, you'll find pristine pale grey cabinets, matching marbled working surfaces and sleek integrated appliances. The entire ground floor features efficient, gas fired underfloor heating, for cosy toes all year round. All heating is controlled by a smart HIVE thermostat.

A double set of patio doors open onto your South East facing garden, with a large area of stone paved patio that gives way to lush green lawn, and two sheds sit to the rear, all framed by a row of mature trees. Back inside, you'll pass a handy ground floor WC in your entrance hall, before heading upstairs to the first floor. Your first double bedroom has plenty of custom made wardrobes and a sophisticated en suite shower room, with floor to ceiling marbled splashbacks, glossy vanity units and a backlit mirror. Across the landing, you'll find two more generous double bedrooms, both overlooking the garden.

Your first floor family bathroom has more of those floor to ceiling, marbled wall tiles, and there's a modern white suite with concealed cistern and a shower over the tub. Your stairs continue upwards to your principal loft suite. A beautifully converted space, full of graceful architectural lines, bright skylights and built in storage. The double bedroom has an enormous 250 square feet of space and your luxurious en

suite is home to a deep, double ended tub with handset shower all with the same high quality finish as the previous two bathrooms.

Outside, you have Pimp Hall Park and Nature Reserve just moments from your door. This oasis of wildlife and beauty is the perfect place for dog walking or a morning stroll. It's only a few minutes further until you reach the greater expanses of Epping Forest. This huge ancient woodland is best explored on foot or by bike and you could easily spend a whole day here. After all that exercise and fresh air, we'd recommend a pint at your new family friendly local, The Dove, on Friday Hill. A great live music venue that serves traditional pub meals and hearty Sunday roasts.

WHAT ELSE?

- The property comes with parking for up to two cars on your front driveway, with a third dedicated across the way. There are also three additional spaces for guests, and an Electric Charging point for EVs. You'll be out on the North Circular motorway in less than ten minutes and onto the M25 in approximately fifteen minutes.
- Ten primary and secondary schools within a mile of your home have been rated as 'Good' by Ofsted and there are also independent schools within the same radius, the highly regarded Bancroft's schools and Normanhurst.
- It's also less than a mile on foot to Chingford Leisure Centre, where you'll find a newly refurbished gym, a wide range of fitness classes and two swimming pools.

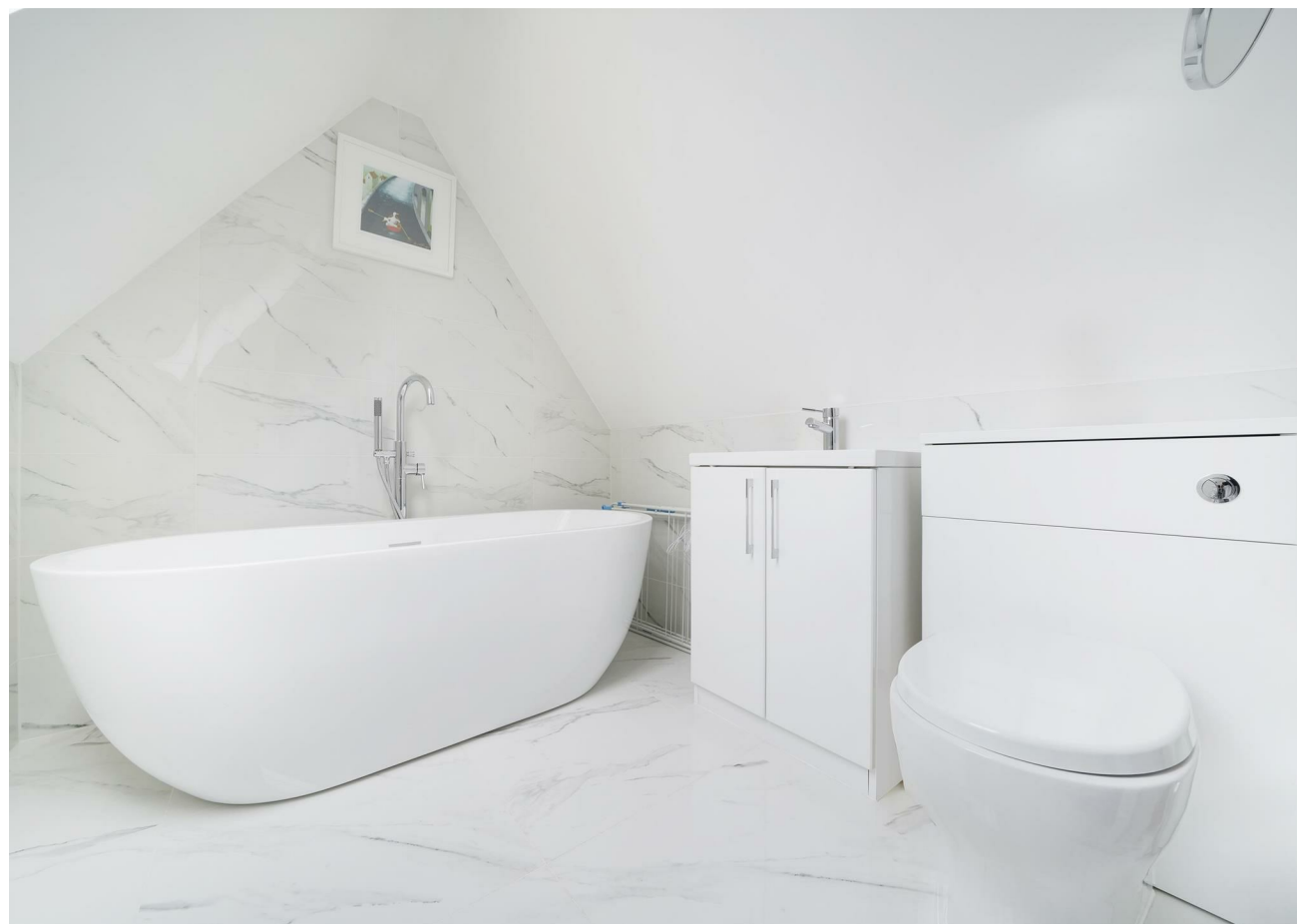


A WORD FROM THE OWNER...

"I've really enjoyed owning a new home for the first time, I've been amazed at how easy and efficient my home is which is reflected in the very low running costs. I love the amount of light and space the house offers; the garden is also very easily managed. although I'm now retired, access to London via Chingford Station is a breeze!"

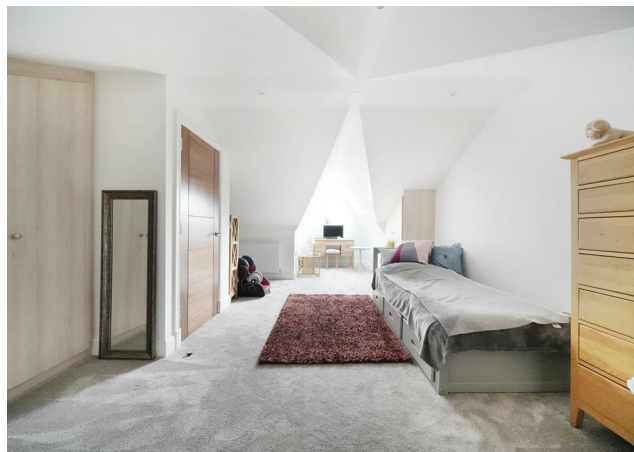
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**Reception**  
14'1" x 10'9"

**Reception/Kitchen**  
18'0" x 17'0"

**WC**

**Bedroom**  
11'5" x 7'6"

**Bedroom**  
12'1" x 9'2"

**Bedroom**  
14'5" x 9'6"

**Ensuite**

**Bathroom**

**Master Bedroom**  
22'11" x 11'9"

**Ensuite**

**Garden**  
65 x 21



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