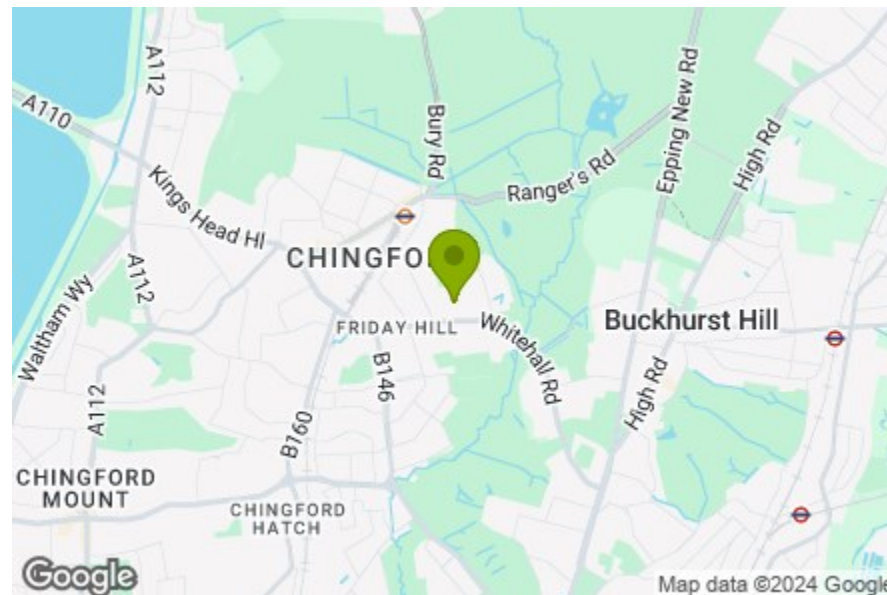




- Bedroom
11'3" x 9'0"
- Reception Room
17'2" x 12'4"
- Kitchen/Diner
16'0" x 9'9"
- Shower Room
6'11" x 5'10"
- Bedroom
10'3" x 9'7"
- Annex/Utility Room
13'10" x 6'2"
- Bedroom
11'3" x 8'10"
- Ensuite
5'10" x 4'5"
- Loft
19'9" x 11'5"
- Car Port
16'6" x 9'4"
- Garden
36'1"



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



VALANCE AVENUE, CHINGFORD

Guide Price £700,000 Freehold
3 Bed Bungalow



Features:

- Three Bedroom Bungalow
- Semi Detached
- Large Driveway
- Short Walk to Chingford Station
- Approx. 956 Square Foot
- Potential To Extend (STPP)
- Two Bathrooms
- Private Garage
- Circa 37 Foot Rear Garden
- Moments from Epping Forest

A smartly finished, immaculately spacious three bedroom, two bathroom bungalow, with a wealth of private parking, large rear garden and scope for development. Moments from Epping Forest, you have boundless greenery on your doorstep.

With your 200 square foot loft space so far unexplored, you have scope to develop your new home even further (subject to the usual permissions).

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

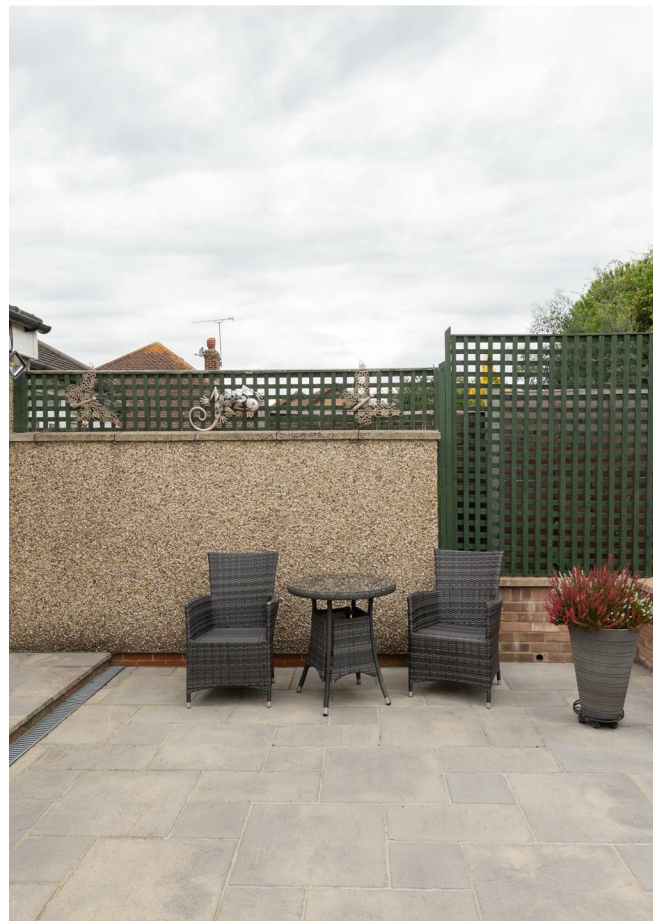
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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0208 520 6220

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0203 325 7228

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0203 369 6444

IF YOU LIVED HERE...

Step inside and your first bedroom's on the right, smartly finished and full of natural light from that large bow window. Moving to the rear your family bathroom is home to a dedicated shower cubicle while your kitchen sits to the rear, a generous 160 square feet. Move on from here and you have direct access to your garage, via an indispensable utility room of around eighty square feet.

This leads in turn to your principal bedroom, a large double with garden views, en suite shower room and a wealth of integrated storage. Returning to the hallway and your third sleeper sits to the front, while your 200 square foot reception completes things, natural light streaming in through rear patio doors leading out to your garden. Out here you have an immaculate expanse of patio, stepping up to a raised lawn surrounded by timber fencing and screening greenery.

That broad, three car driveway stretches welcomingly across the entire frontage as you stroll up from the street. Together with your substantial dedicated garage you have a wealth of secure parking. Despite your tranquil green location, drivers can be on the North Circular in just ten minutes, and heading up the M11 shortly after, for the best of town and country.

WHAT ELSE?

- Chingford station is just a half mile on foot, for direct twenty seven minute runs to Liverpool Street. You're at the top of the line here too, so you'll always get a seat, for an effortless City commute.
- You have no fewer than five excellent independent schools all less than a mile away on foot, including the well regarded Bancroft's Schools, a pleasant twenty minute stroll through woodland and greenery.
- Your new local could be the stately Queen Elizabeth, a lovely gastropub less than ten minutes' walk away on the borders of Epping Forest.



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 watchspots. 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.

WILL TURNER
ASSISTANT BRANCH MANAGER

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