



FOREST VIEW, CHINGFORD

Offers In Excess Of £1,500,000 Freehold
4 Bed House - Detached



Features:

- Four Bedroom House
- Detached 1920's
- Downstairs WC and Utility Room
- Approx. 1764 Square Foot
- Private Driveway and Garage
- Moments from Epping Forest
- Circa 130 Foot South Facing Garden
- Potential to Extend (STPP)
- Short Walk to Chingford Station
- Two Bathrooms

A spacious and sophisticated four bedroom family detached immaculately, detailed and finished throughout. Spanning over 1700 square feet with well appointed spaces and high end, modern features, you're also just steps away from Epping Forest.

Chingford Station, a quick, twelve minute stroll from your front door, will bring you to Liverpool Street in just under half an hour on the Overground.

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IF YOU LIVED HERE...

As you step into your elegant slate blue entrance hall, the entire ground floor opens up before you, setting a stylish tone for the entire property. To your right, the reception area offers 180 square feet of bright, sunlit space, with three windows framing the greenery at the front of your home. The space is finished in softest grey, with ecru carpeting underfoot, while a striking open brick fireplace serves as the centrepiece. Next door you have a secondary reception area, ideal for use as a home office.

To the rear of the ground floor, the kitchen and dining area are designed for effortless entertaining, featuring an open layout that seamlessly extends indoor living to the outdoors through floor to ceiling trifold doors. The sophisticated, contemporary style includes matte cabinetry with integrated appliances, complemented by sleek two-toned black and sand worktops and large tiling underfoot. Your ground floor is completed by a combined WC and utility space.

Head up to the ground floor, where you'll find four pristine bedrooms with the same carpet as the reception. On the left, one spacious sleeper features eaves storage and an earthy wallpaper motif. To the right, a smaller bedroom is perfect as an office. The front-facing suite has stylish wardrobes and an en-suite with rich wooden panels and a spacious tub. A dual-aspect corner room provides ample natural light and a unique layout. The other three bedrooms are decorated in grey, maintaining a cohesive look throughout.

Your first floor also includes a spacious bathroom with classic white and grey tiles accented by a blue stripe and black stone style flooring. There's a large tub for relaxing soaks and a roomy separate shower cubicle. Back downstairs and your outdoor living area is equally impressive. The well-maintained 130-foot, South-facing rear garden is surrounded by lush greenery and includes a paved patio perfect for entertaining. At the front, you'll find additional garden space, a stone driveway, and a single car garage.

WHAT ELSE?

- Looking for classic East London grub? Robins Pie and Mash, located just a twelve-minute walk away on Station Road, is the perfect spot. You'll also find a range of everyday amenities and other restaurants in the area.
- Enjoy woodsy weekends outdoors wandering our beloved and ancient, Epping Forest, quite literally across from your home.
- Parents will be happy to know that within a one-mile radius of your home, there are five primary schools, all with high Ofsted ratings.



A WORD FROM THE OWNER...

"We have found this to be a wonderful house to live in being extremely peaceful with practically no traffic as we are situated at the top of an enclosed road and directly opposite Epping forest. Having the forest and golf course on our doorstep has been fantastically convenient as is the walk to Chingford station and Station road which takes under 10 minutes. We have had prolific use of the south-facing garden and there is very little noise from any neighbours. All of our children have attended the local primary and secondary and we have found them to be exceptional. The house is a fantastic place to live."

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Entrance Hall
11'7" x 11'1"

Utility Room
15'7" x 11'8"

Reception Room
15'7" x 11'8"

Reception Room
11'3" x 10'3"

Kitchen/Reception Room
23'11" x 18'0"

Bedroom
15'3" x 12'7"

Eaves Storage

Bedroom
17'11" x 9'4"

Bathroom
9'5" x 6'10"

Bedroom
15'10" x 12'7"

Ensuite
6'2" x 5'10"

Bedroom
11'10" x 10'8"

Garage
16'8" x 9'4"

Garden
131'2"



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