

Total Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Garden  
48'0" x 23'9"

Reception Room  
12'0" x 13'11"

Reception Room  
11'0" x 11'11"

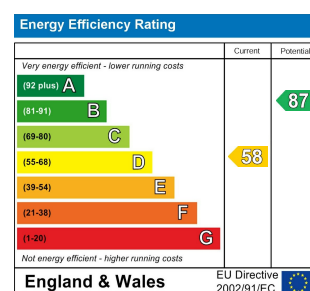
Kitchen  
6'4" x 10'7"

Bedroom  
10'6" x 13'11"

Bedroom  
7'1" x 7'8"

Bathroom  
6'11" x 7'8"

Bedroom  
10'6" x 11'11"



## QUEENS GROVE ROAD, CHINGFORD Offers In Excess Of £695,000 Freehold 3 Bed House - Semi-Detached



### Features:

- Three Bedroom House
- Semi Detached 1930's
- Short Walk To Chingford Station
- Private Driveway
- Approx 886 Square Foot
- Potential To Extend (STTP)
- Circa 50 Foot South Facing Garden
- Short Walk to Epping Forest
- Side Access
- Council Tax Band E

A classically presented 1930s, three bedroom family terrace. Semi detached, with side access to your lush, expansive rear garden, your storm porch and handsome frontage are nicely set back from your peaceful street by a private driveway.

You're surrounded by open green space here, with Hatch Forest, Whitehall Plain and various tendrils of Epping Forest all barely a half mile on foot.

REQUEST A VIEWING  
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0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
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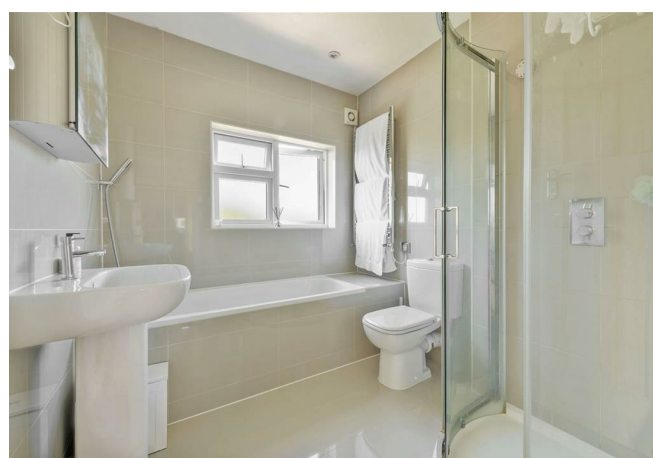
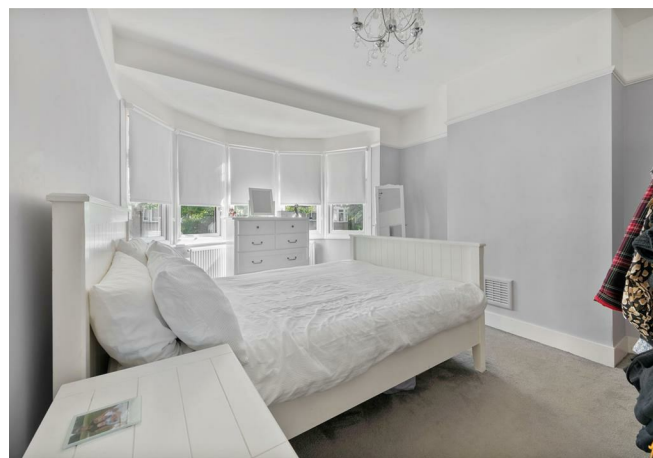
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hellohackney@stowbrothers.com  
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**IF YOU LIVED HERE...**

You'll be enjoying the generous proportions of the period, with a wealth of natural light from those oversized bow windows to the front. Lovingly restored vintage timber floorboards greet you as you step into the hallway, complemented by clean contemporary lines and soft grey walls, with a cosily carpeted staircase rising ahead.

Your front reception is on your left for 170 square feet of immaculate hosting space. Elegant grey carpet runs underfoot, with a matching paint job up to the original picture rail and a vintage ebony hearth taking pride of place. Your dedicated dining room to the rear caters for more formal affairs, with original timber flooring flowing in from the hallway and French doors leading to your large rear garden, an immaculate mix of patio and lawn.

Back inside and your kitchen's smartly finished in white and grey, with more tranquil leafy views. Head upstairs and your bathroom's

a chic, glossy vision with tub and dedicated walk in shower cubicle. Your principal bedroom is a substantial double, immaculately appointed in the property's signature white and soft grey palette. Bedroom two adds a striking blue statement wall while your third sleeper's a generous single ideal for a child or home work space.

**WHAT ELSE?**

- Despite the epic greenery surrounding you, it's just a five minute walk to Chingford overground and direct twenty seven minute connections to Liverpool Street and the City.
- Current or prospective parents will be pleased to discover ten 'Outstanding' or 'Good' rated schools all less than a mile away on foot.
- There's scope to develop your new home still further, perhaps following the need of some of your neighbours and adding a full Dormer extension (subject to the usual permissions).



**A WORD FROM THE OWNERS.....**

"We've loved living in Queens Grove Road for the past 8 years, it's a quiet road and everyone's so friendly. The location is perfect for us with it being a stones throw from the high road and it's nice restaurant's! It's great as we're close to all the local amenities but far enough away not to feel /hear the hustle and bustle of the high road. It's been a joy raising our son here, one of our favourite things to do is take the short walk to Chingford Plains and the surrounding golf course for long walks. This house will be missed by us, however we're sure the new owners will have many great years here as we've had."

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