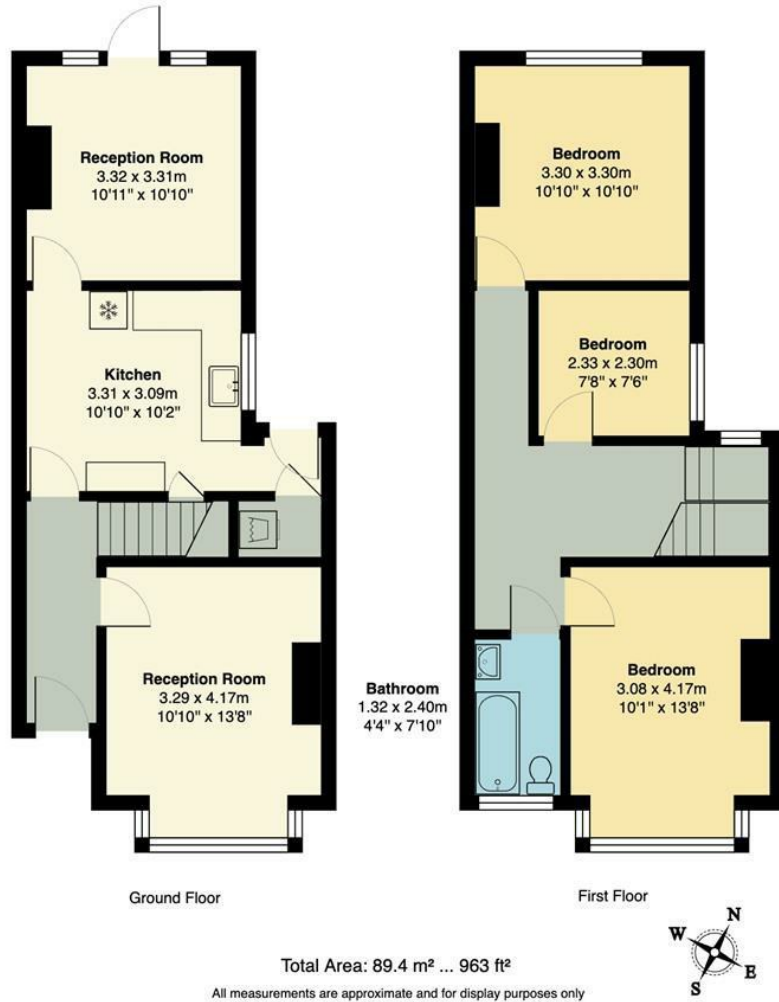


Garden - Approx. 4.6m x 13.2m



**Pretoria Road, Chingford**  
**£2,095 Per Calendar Month**  
**3 bed, House - Mid Terrace**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

➤ **Features**

- Three Bedrooms
- Two Receptions
- Newly Renovated
- Quiet Residential Street
- Available Now
- Unfurnished
- EPC Rating E (Pre Renovation)
- On Street Parking
- Council Tax Band D

A pristine, bright and flawless three bedroom family terrace in Chingford, freshly decorated throughout, with twin receptions and a sizeable garden to the rear. You're sat in the heart of Chingford here, half a mile on foot from the station.

Your garden starts with a walled patio, giving onto lawn, secluded and surrounded by high timber fencing.



➤ **E17 Office**  
236 Hoe Street  
E17 3AY  
0203 397 9797  
hello17@stowbrothers.com

➤ **E11 Office**  
117a High Street  
E11 2RL  
0203 397 2222  
hello11@stowbrothers.com

➤ **E4 Office**  
1 Bank Buildings,  
The Avenue, E4 9LE  
0203 369 6444  
hello4@stowbrothers.com

stowbrothers.com  
f @stowbrothers



➤ Step inside and find your first reception on your right, a 130 square foot affair with smoky grey engineered hardwood underfoot and natural light flowing in through the box bay window. Next door your kitchen's decked out in a new suite of high contrast black cabinetry, with matching onyx fittings, pale grey worktops and a new suite of appliances.

Reception two is to the rear, another white, light and naturally bright space, leading out to that generous garden. Upstairs all three bedrooms are decent doubles, no box rooms here, and all with plenty of light and more of that smart engineered hardwood underfoot. Finally your bathroom sparkles in turquoise letterboxes from tub to ceiling.



Outside and, as noted, it's just a half mile on foot to Chingford overground station and direct, twenty seven minute runs to Liverpool Street. You're at the top of the line here, so you'll always get a seat. Plus your journey to the station takes you along station road, past a range of cafes and coffee spots including much loved Cafe Dada, sure to become a welcome part of your morning routine.



- The epic, endlessly explorable space of Epping Forest is just ten minutes away on foot. Here you can wander for miles or simply to your heart's content. You'll forget you're in London.  
- Parents will be pleased to find a total of ten state and independent, primary and secondary schools all less than a mile away on foot. Chingford CofE Primary School is just three minutes around the corner.  
- If you prefer your nature more manicured, the landscaped grounds of Pimp Hall Park are just a half mile on foot.