



Total Area (Excluding Garage): 137.0 m² ... 1475 ft²

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.

Reception
13'2" x 28'0"

WC

Kitchen / Diner
15'11" x 20'0"

Bathroom
8'0" x 8'3"

Bedroom
10'10" x 13'3"

Bedroom
11'11" x 13'11"

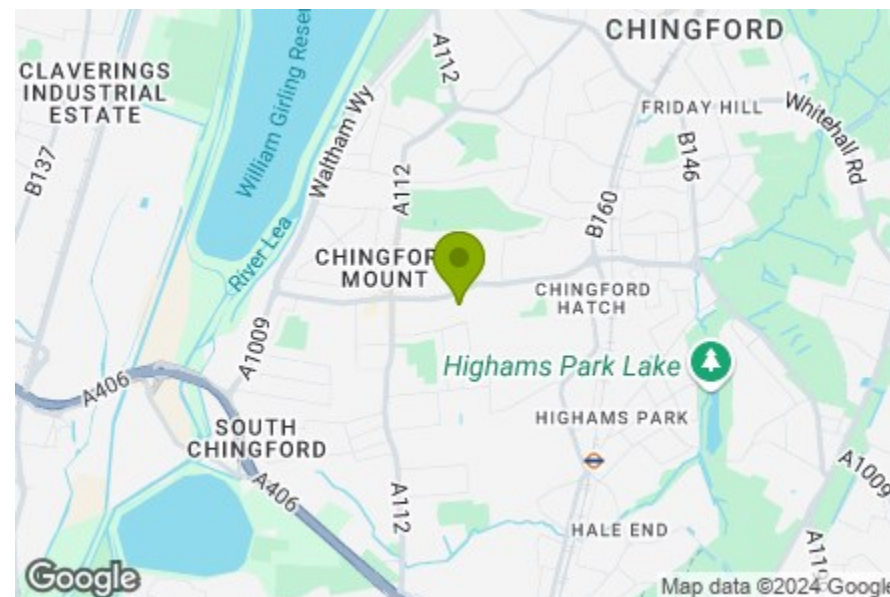
Bedroom
6'11" x 8'3"

Bedroom
14'3" x 15'8"

Ensuite
3'10" x 10'5"

Garage
20'2" x 9'0"

Garden
43'2" x 20'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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	



NORMANSHIRE DRIVE, CHINGFORD

Offers In Excess Of £625,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- 1930s Mid Terrace
- Off Street Parking for Two Cars
- Loft converted & Full Width Extension on the Ground Floor
- Close to Local Amenities
- Easy Access to Highams Park & Walthamstow
- A Short Walk to Epping Forest & Larks Wood
- Approx 1475 Sq Ft
- Private Garage

Occupying over 1400 square feet is this expansive four-bedroom family home positioned in the tranquil Chingford Mount locale. Beautifully extended to the rear and brimming with potential to make your own, this spacious abode is ideally positioned moments from the many amenities of Old Church Road. Notably, this home boasts its own private driveway, excellent for drivers and even more conveniently, it is located just a few minutes from the North Circular, placing you on the multiplicity of routes the A406 offers.

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IF YOU LIVED HERE...

Step into this charming 1930s mid-terrace home, offering an expansive four-bedroom layout perfect for family living. Nestled in a peaceful Chingford neighbourhood, this property welcomes you with its off-street parking for two cars, a valuable asset that also includes a private garage at the rear. The light-filled, open-plan reception and dining area sets the tone for effortless entertaining, complemented by the modern full-width ground floor extension. The renovated kitchen, with its sleek white cabinetry and ample storage, leads directly to a private garden, perfect for alfresco dining or those with a love of the outdoors.

Upstairs, you'll find generously sized bedrooms, each brimming with potential to make your own. The loft conversion, cleverly designed to maximise space, offers a serene master suite complete with an en-suite bathroom, providing a private retreat. Two further bedrooms on the first floor are well-proportioned, while a family bathroom serves the floor efficiently. The versatile fourth bedroom could easily double as a home office, ideal for modern living needs.

Perfectly positioned for easy access to both Highams Park and Walthamstow, this home also offers the convenience of nearby local amenities, including schools and shops. Nature lovers will appreciate the proximity to Epping Forest and Larks Wood, perfect for weekend strolls. Additionally, the Chingford Leisure Centre is just a short

walk away, featuring a gym and swimming facilities, making it easy to stay active year-round. With approximately 1,475 sq. ft. of living space, this home is full of potential, providing a blank canvas for a growing family or those looking to create their ideal home in a highly desirable area. Drivers will love the quick access to the North Circular and M25, making commuting a breeze. This house truly has everything - a spacious, practical design combined with the opportunity to personalise it to your taste.

WHAT ELSE?

- For commuters, Chingford Station is merely a 12-minute cycle or 20-minute bus ride away, here you'll have direct access to the Overground, taking you to Liverpool Street in half an hour.
- In search of more green space? Enjoy a verdant retreat at equidistant Memorial Park or Ridgeway Park, both complete with playgrounds and ideal for families seeking open space to entertain the little ones.
- Parents will be pleased to know you have a profuse number of excellent schools in the area.
- Enjoy the abundant array of amenities and eateries available on Chingford Mount's Old Church Road, including delicious Caribbean inspired Sunday Roasts at The Mount or for those with a sweet tooth enjoy a plethora of desserts at neighbouring creperie, Candy Floss.



A WORD FROM THE OWNER...

"There are many schools and churches in the area. Good network of Buses and trains and underground. Easy access to A406, M11, M25. Many fitness centres, swimming pool, teaching pool for children gym and sports centres. Many big supermarkets, street markets, Hospitals and Clinics."

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