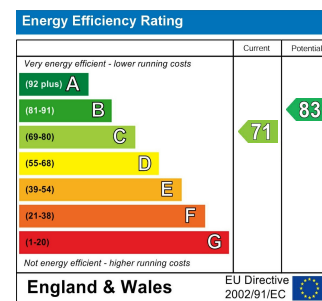
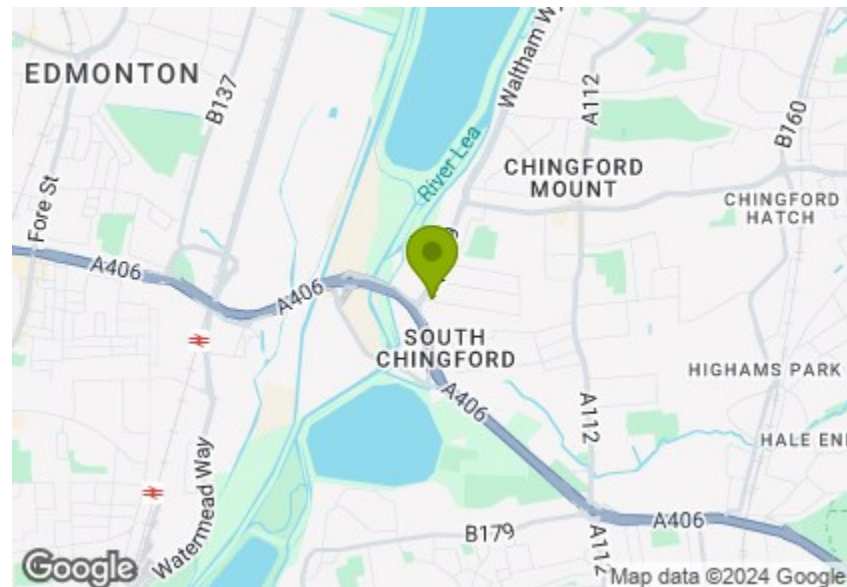




Total Area (Excluding Garage & Outdoor Storage): 139.2 m² ... 1498 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



SINCLAIR ROAD, CHINGFORD

Offers In The Region Of £650,000 Freehold
5 Bed House - End Terrace



Features:

- Five Bedroom House
- End of Terrace 1930's
- Approx 1498 Square Foot
- Private driveway
- Easy Access to Walthamstow and Chingford
- Loft Converted and Full Width Kitchen Extension
- Private Garage with Access Road
- Close to Local Amenities
- Two Bathrooms

A bright and substantial five-bedroom 1930s home which benefits from easy access to Walthamstow and Chingford, as well as two reception rooms, two bathrooms and a WC, a large garden, a private driveway, and a garage with access road. Since it's an end-of-terrace, it enjoys the benefits of being effectively semi-detached, and it's already had plenty of work put in, with a loft conversion and full width kitchen extension bringing the square footage to 1498.

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IF YOU LIVED HERE...

Now that you've got your own private driveway and garage, you can bid farewell to parking woes. Also in the past are any space issues, because you've got two reception rooms, a dine-in kitchen, four double bedrooms and one single, two spacious bathrooms and a WC, plus plenty of storage throughout.

The reception room is full of charm, with light spilling in from the bay windows, which are adorned with bespoke shutters. The neutral decor will ensure you can easily stamp your own mark.

The balance between old and new continues in the dine-in kitchen, where the charming vintage-style timber cabinets and tiles contrast beautifully with the modern appliances like the double oven. You'll love the convenience of downstairs WC too.

Your rear reception room benefits from gorgeous views of your smartly landscaped rear garden, where there's ample decking to provide optimum seating areas, plus a low maintenance lawn and lots of storage.

On the first floor, the two double bedrooms are well balanced, while the third smaller room is transformed into a cosy den thanks to its eye-catching oriel

window. The loft is stylish and modern, with two bedrooms, plenty of storage and another bathroom, which means no queuing outside the family bathroom on the first floor.

Venture outside to enjoy the many shops, cafes and supermarkets of Chingford Mount. Japanese restaurant Super Sushi is one of our favourites, but there's so much more to explore.

WHAT ELSE?

- Looking for a bit of night action? Just a mile away, the former site of IKEA now houses the eclectic Drumsheds, which attracts international artists due to the excellent sound and visuals. If that all sounds like too much, how about Gokyuzu Turkish restaurant, which is a five minute drive.

- As proof that you really can enjoy the best of both world's in this spot, drive 10 minutes in one direction and you can experience the joy of advance technology at state-of-the-art cinema Odeon Luxe Lee Valley, or drive the same distance in the other direction and you can reach the ancient woodlands of Epping Forest.

- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.



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 for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour.

Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner.

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. Did I mention that it's more affordable than most of London?

WILL TURNER
ASSISTANT BRANCH MANAGER

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Reception
12'2" x 14'11"

Reception
18'1" x 9'10"

Kitchen/ Diner
18'1" x 12'6"

WC

Bedroom
11'4" x 14'11"

Bedroom
6'4" x 7'8"

Bedroom
10'2" x 12'1"

Bathroom
7'7" x 8'9"

Bedroom
16'8" x 8'1"

Bedroom
9'11" x 11'11"

Bathroom
7'2" x 6'9"

Garage
20'7" x 13'8"

Garden
25'9" x 20'11"



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