



ROYSTON AVENUE, CHINGFORD

Offers In Excess Of £525,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace Victorian
- Private Garage
- Approx 972 Square Foot (excluding garage)
- Chain Free
- Short Walk to Highams Park Station
- Circa 60 Foot South Facing Garden
- Rear Access
- Easy Access to Walthamstow

This perfectly proportioned two-bedroom Victorian mid-terrace home offers a wealth of standout features, from the large rear garden to the private garage - and all the timeless detail in between. As for the location, as well as being just a short hop from Epping Forest, it's walking distance to Highams Park where frequent trains run to London Liverpool Street in 25 minutes. Walthamstow and Chingford are both easily accessible too. The fact that it's on the market chain-free is just the icing on the cake.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll love the clever layout of your home... The front reception is a cosy retreat with original features such as the bay windows and picture rail, while the rear end of the home lends itself to a fantastically open plan-style entertaining space, with light flowing between the two reception areas and the kitchen conveniently placed at the heart of it all. The generous rear doors keep things extra bright and cheery, and it'll be a joy to head out onto the decked patio in summer. The substantial south-facing garden is handily low maintenance, with the decked area at the rear optimising your chance of catching some rays. You'll also appreciate the convenience of having rear access and of course your private garage. On your first floor, you've got two perfectly balanced double bedrooms and a generous family-bathroom which has both a corner bath tub and walk-in shower. It's all just 1.2 miles to Highams Park station, or hop on a bus and whizz to Walthamstow Central in a similar amount of time for the ultra-convenient Victoria line. The latter is also your route for enjoying the best of E17's Hoe Street, where Soho Theatre will be opening very soon, but you'll find plenty of food and drink-based

perks closer to home, including Vino Tap, The Stag & Lantern Micropub and the Time Out approved Good Friend Chinese Restaurant. Meanwhile, up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem. The neighbourhood is home to a huge amount of greenery; Memorial Park is less than five minutes on foot, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- You're only a mile from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.
- Parents will be pleased to know you have an abundance of great 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
10'8" x 14'2"

Bedroom
9'2" x 11'8"

Reception
9'6" x 11'1"

Bathroom
6'9" x 8'4"

Reception
14'9" x 12'5"

Garden
56'3" x 16'10"

Kitchen
6'2" x 11'1"

Garage
8'4" x 17'10"

Bedroom
16'4" x 11'10"



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