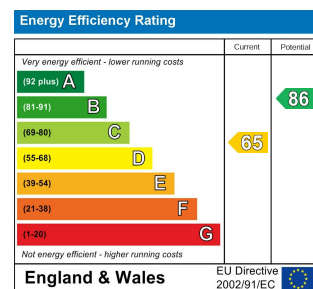
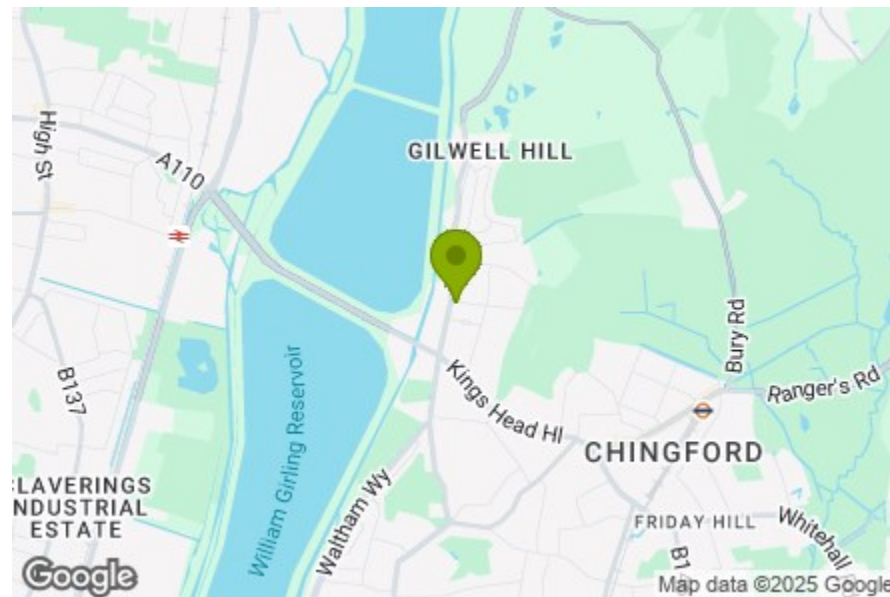


Total Area (Excluding Garage): 100.7 m² ... 1083 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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
11'8" x 14'3"
- Reception
11'11" x 13'9"
- Kitchen
6'11" x 11'5"
- Storage
- Bathroom
7'6" x 8'5"
- WC
- Bedroom
10'5" x 14'3"
- Bedroom
5'11" x 10'11"
- Bedroom
11'11" x 13'9"
- Garage
8'3" x 15'8"



SEWARDSTONE ROAD, CHINGFORD

Offers In Excess Of £575,000 Freehold 3 Bed House



Features:

- Three bedroom House
- 1930s Semi Detached
- Potential to Extend (STPP)
- Private Garage
- Approx 1083 Square Foot
- Moments Away From Epping Forest
- Being Sold Chain Free
- Close to Local Amenities

Located in an fantastic spot just moments from Epping Forest, this bright and spacious three-bedroom 1930s semi-detached home packs in a hefty list of highlights, including a first floor family bathroom and WC, two reception rooms, plenty of period features throughout, a south-facing rear garden and a garage, plus the ripe potential for further development.

Despite the peaceful location, Chingford station is just 1.3 miles away, where frequent trains run to London Liverpool Street in around 26 minutes. It's being sold chain-free, too.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
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0203 397 2222

E4 & N17
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

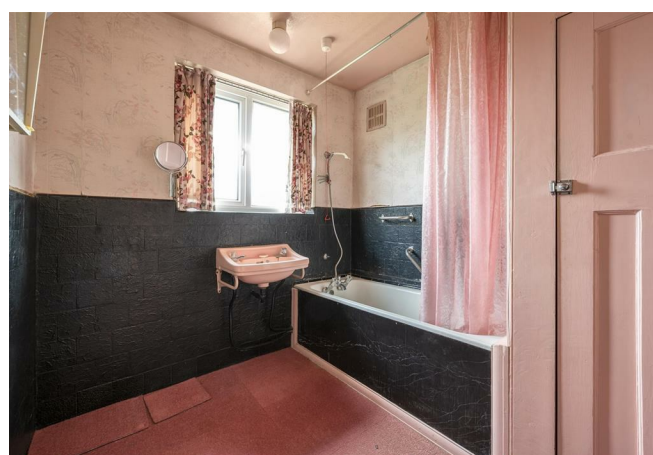
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IF YOU LIVED HERE...

While this classically 1930s home presents a wonderful opportunity for development, the smart layout and period features present a brilliant base to work from - all 1083 square feet of it.

You're set up well with the two reception rooms - the front one is particularly bright and spacious, while the one at the rear is conveniently placed next to the kitchen, with both leading on to your garden, which is fantastically secluded thanks to the rich foliage - the palms will be a firm favourite. The fact that you have side access and a garage will be particularly convenience. On the first floor you've got three well-sized bedrooms bedrooms, as well a family-bathroom and a WC. There's plenty of storage throughout, too.

Stroll a few minutes beyond your charming front garden and you'll find yourself at the doorstep of the 6,000-acre Epping Forest, as well as the peaceful waterways around the Lea Valley reservoir.

Chingford itself has a thriving food and drink scene. You'll find brilliantly authentic Thai food at the Rusty Bike pub, or head upstairs there for Sushi Monster, a restaurant where fresh Japanese food is served on miniature trains - a delight for all ages. Wilsons fish and chips, which has been keeping customer happy for almost a hundred years, is another great option. Luckily you'll have plenty of time to explore, as this really is a home to lay down roots.

WHAT ELSE?

- Parents will be pleased to know that there are plenty of great primary and secondary schools in the area.
- Not only do you have off-street parking, but you can reach the M25 in around ten minutes. Chingford station is 1.3 miles away. From there you can nip to Liverpool Street on the overground in around 26 minutes, or change three stops down the line at Walthamstow for the speedy Victoria line.
- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



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. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchsports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great - there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquility of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. 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."

WILL TURNER
ASSISTANT BRANCH MANAGER

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