



Total Area: 122.8 m² ... 1322 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.

Garden
34'5" x 30'2"

Reception
12'11" x 15'2"

Kitchen/Lounge/Diner
18'3" x 24'8"

Living Area

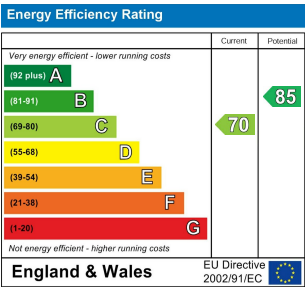
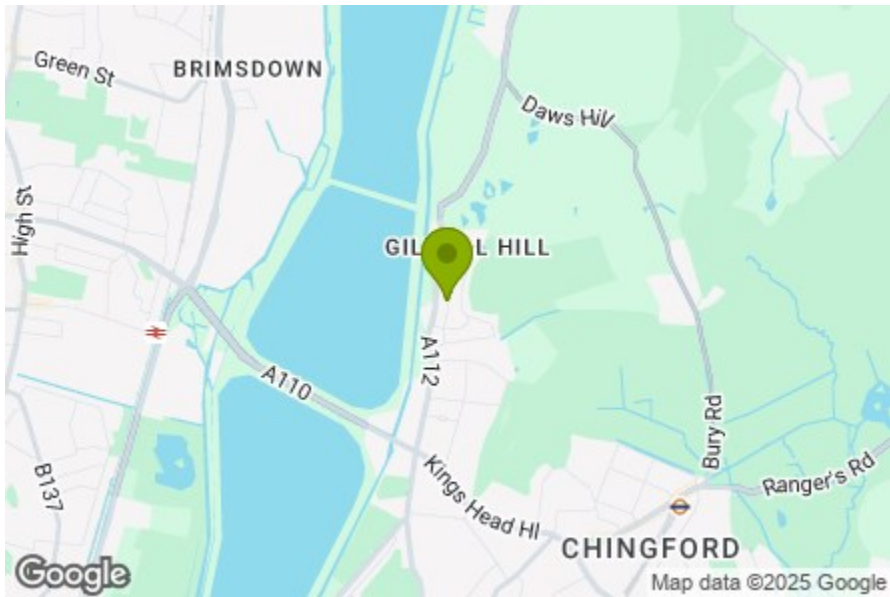
Shower Room

Bedroom
12'7" x 12'9"

Bedroom

Bedroom
8'3" x 9'6"

Bathroom
6'4" x 7'4"



BOARDMAN AVENUE, CHINGFORD

Offers In Excess Of £565,000 Freehold

3 Bed House - Semi-Detached



Features:

- Open Plan Kitchen/Diner with Underfloor Heating
- Full Width Ground Floor Extension
- Stunning Views/Sunsets From Your Sofa
- Moments to Epping Forest
- Outstanding Yardley Primary School Catchment
- Approx 1332 Square Foot
- Self Contained Side Annex Studio
- 35 Foot Long, Low Maintenance Garden
- Mirror Flecked Quartz Worktops/Island/ Breakfast Bar
- Loft Storage/potential to extend STPP

This epically proportioned three-bedroom semi-detached home sits in a fantastic spot moments from Epping Forest. But despite the peaceful location, Chingford station is just 1.7 miles away, where frequent trains run to London Liverpool Street in around 26 minutes, so residents really get to enjoy the best of both worlds.

As for highlights inside the 1322 square foot home, you'll find everything from a show-stopping ground floor extension and self-contained annexe to the ground floor WC and first floor bathroom, while outside there's brilliant 35 foot west-facing garden with a raised deck just beckoning for a BBQ.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Prepare to be impressed as you approach your handsome frontage. Beyond, you'll find a balanced and well-proportioned home full of considered features that perfectly blend old and new. The immaculate decor is given an extra touch of brilliance courtesy of the natural light that floods through the generous windows throughout.

You'll love relaxing in your dual aspect front reception room, but the kitchen/diner/living area will be the heart of your home - there's plenty of room for a full dining table and sofas for lounging, as well as the existing breakfast bar/island. The white units contrast beautifully with the timber flooring, and the integrated appliances are hi-spec. The downstairs WC will be particularly handy when you're spending time here. It's all bursting with natural light thanks to the doors which look out to your sun trap garden, with a raised deck for al fresco fun.

It's an absolute bonus that you have another living area in your self-contained annexe, which also benefits from a sole-use front door and shower room. Head upstairs and you'll find three smartly decorated bedrooms - all with in-built storage, as well as a stylish bathroom with an over-tub shower.

Stroll a few minutes beyond your 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. If all this sprawling nature gets too much, drive less than ten minutes in the other direction, and you can experience the joy of advance technology at state-of-the-art cinema Odeon Luxe Lee Valley.

You're right near the heart of Chingford's lively food and drink scene too. 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 customers happy for almost a hundred years, is another great option, as is iconic institution Robins Pie & Mash. 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.
- You can reach the M25 in around ten minutes. As mentioned Chingford station is 1.7 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 just a hop away. The amazing transport links can take you into the city in less than half an hour. With Chingford Mount and North Chingford to choose from for pubs, restaurants, and cafés, you're spoilt for choice. The Rusty Bike is a personal favorite to grab some Thai food, have a beer, or watch sports. 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 flavors. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity 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 first-time buyers looking to get onto the property ladder."

WILL TURNER
ASSISTANT BRANCH MANAGER

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