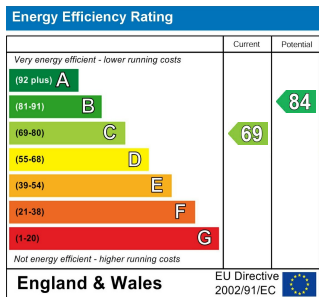


Total Area (Excluding Eaves Storage): 129.1 m² ... 1390 ft²

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.



BRINDWOOD ROAD, CHINGFORD

Offers In Excess Of £700,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached 1930's
- Private Driveway
- Approx. 1390 Square Foot
- Easy Access to Chingford and Walthamstow
- Circa 33 Foot Rear Garden
- Downstairs Bathroom and Utility Room
- Short Walk to the Lea Valley
- Side Access
- Quiet Residential Location

This epically proportioned four-bedroom semi-detached home unfolds over three floors with a spacious rear garden with side access, private driveway, bright reception room, stunning kitchen/diner, three bathrooms and a utility room, amongst other highlights.

Despite being located in a peaceful spot, it's all within easy reach of both Walthamstow and Chingford, which means amenities and public transport options are plentiful, too.

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E4 & N17
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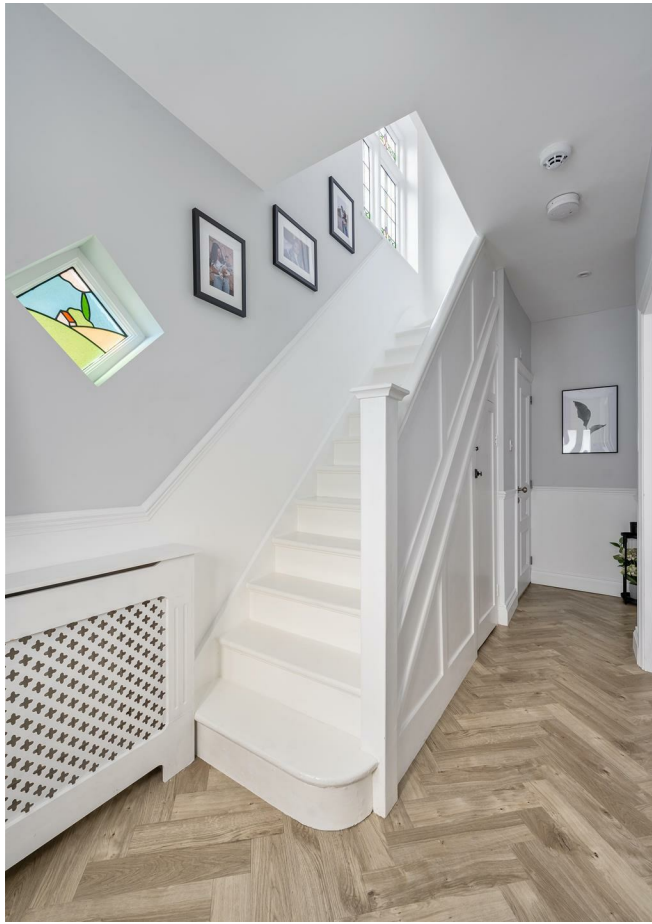
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0203 369 6444



IF YOU LIVE HERE...

It'll take you a while to explore every corner of this 1390 square foot home - the layout is quite masterful following an impressive renovation.

Your front reception room is beautifully bright thanks to the large bay windows, showcasing the immaculate decor. At the rear, kitted it out with stylish units, a show-stopping island and hi-tech appliances, the dine-in kitchen is the perfect place for entertaining, particularly during warmer months when the generous rear doors can be opened up to the 33 foot garden.

Conveniently, you have a bathroom and utility space on the ground floor. On the first floor, you'll find two smart bedrooms with in-built storage, plus another contemporary bathroom. There are another two bedrooms in the converted loft, including one with a stylishly designed en-suite. There's plenty of storage throughout, too.

Beyond the front door, you can 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.

And as proof that you really can enjoy the best of both world's in this spot, both the state-of-the-art cinema Odeon Luxe Lee Valley and the ancient woodlands of Epping Forest are a 10 minute drive away.

WHAT ELSE?

-Hop on a bus for a short journey to Walthamstow Central, where you can zip to central London on the Victoria line. This also where you'll find the 17&Central shopping centre and soon to open Soho Theatre Walthamstow.

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

- Just a short drive away, you'll find some great 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 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
11'5" x 14'1"

Bathroom

Utility
6'1" x 7'4"

Kitchen/ Lounge/ Diner
16'0" x 26'2"

Bedroom
11'1" x 14'1"

Bedroom
11'6" x 11'6"

Bathroom
5'5" x 8'2"

Bedroom
11'10" x 9'5"

Bedroom
11'5" x 8'3"

Ensuite
3'11" x 8'3"

Garden
33'1" x 20'9"



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