

WYEMead CRESCENT, CHINGFORD

Offers In Excess Of £500,000 Freehold
3 Bed House - End Terrace



Features:

- Three Bedroom House
- End of Terrace
- Short Walk to Chingford Station
- Approx. 1012 Square Foot
- Private Driveway
- Potential to Extend (STPP)
- Circa 45 Foot South Facing Garden
- Moments from Epping Forest

Set behind a private driveway with a large south-facing garden at the rear, this three-bedroom end-terrace home occupies an enviable spot in the popular Friday Hill area of E4, with easy access to both Chingford and Highams Park, as well as the glorious woodlands of Epping Forest.

Spread out over three floors, it already comes in at just over 1000 square foot, but there's the potential to extend it further - great for peace of mind. It's proximity to Chingford station (0.7 miles) makes it ideal for commuters, while the excellent schools in the areas will be perfect for families.

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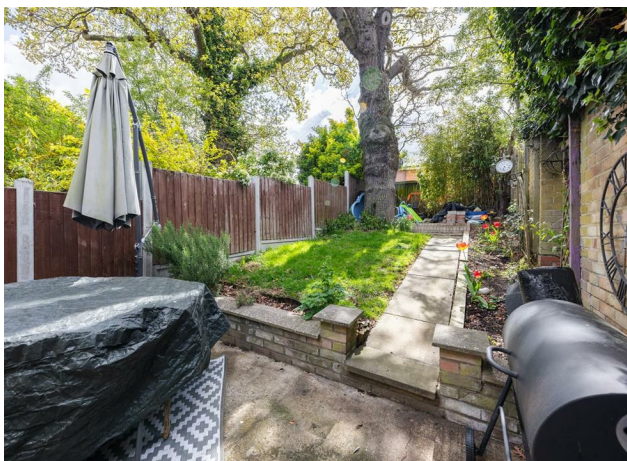
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IF YOU LIVED HERE...

With over 1000 square feet of immaculately finished internal space, this is a home you can enjoy settling into, while the scope for extension provides a wonderful opportunity for future planning.

The split level layout creates a fantastic living environment – enter on the ground floor for your first bedroom. The fact that it has en-suite means it could also make an ideal office space – the choice is yours. Head up to the first floor where you'll find your smart kitchen – complete with sleek units and high spec appliances, as well as your bright reception. Open the generous patio doors and spill out to your glorious 45 foot south-facing garden, beautifully landscaped and bursting with foliage. The majestic tree brings a brilliant sense of seclusion too – the perfect backdrop while you're relaxing.

Back inside, venture up to the second floor for two well balanced bedrooms, including one with in-built storage. There's also a smart and contemporary family bathroom, with an over-tub shower.

Beyond, you of course have got the vast woodlands of Epping Forest nearby – one of the reason why this area is so popular. Even closer, you'll find Pimp Hall Park, which has a playground and nature reserve, so perfect for little ones.

Chingford itself has a thriving food and drink scene. Looking for a recommendation? Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million pound refurbishment. London's oldest Thai restaurant, Patpong Thai is another favourite with the locals.

WHAT ELSE?

– You're just one mile from Ridgeway Park, home to the Chingford & District Model Engineering Club, where members of the public can ride on the model railway on Sundays.

– Drivers can be on the M25 or North Circular in around 10 minutes.

– How about making your new local the Larkshall? This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's 1.1 miles away.



A WORD FROM THE OWNER...

"We've absolutely loved watching our family grow in this home. Its been the perfect balance of peaceful greenery and convenient living. With forest walks, beautiful parks and excellent schools just a stone's throw away, its an ideal setting for children to thrive. We've especially appreciated being able to step out into nature so easily, while also enjoying the charm of our local high street just a short walk away. The direct line to Liverpool Street station has made commuting effortless and kept us well connected to the city."

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Garden

44'3"

Bedroom

7'6" x 15'11"

Ensuite

7'5" x 3'1"

Kitchen

7'8" x 13'8"

Reception Room

13'8" x 13'6"

Bedroom

10'6" x 13'8"

Bedroom

8'3" x 13'6"

Bathroom

5'2" x 7'3"



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