



## GROVESIDE ROAD, CHINGFORD

Offers In Excess Of £535,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Three Bedroom House
- Semi Detached
- Easy Access to Chingford and Highams Park
- Approx. 981 Square Foot
- Private Driveway
- Moments from Epping Forest
- Side Access
- Potential To Extend (STPP)
- Circa 55 Foot Rear Garden

An especially handsome three bedroom family semi detached, with large driveway, generous rear garden and intriguing scope to expand (STPP). Overlooking Epping Forest yet within easy reach of Chingford, you have peace and quiet in abundance.

Your south west facing garden is an instant highlight, with a raised patio descending to an immaculate length of lawn home to a substantial summer house. It's all barely overlooked, flanked by timber fencing and concluding in a canopy of mature foliage.

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### IF YOU LIVED HERE...

Your ground floor is almost entirely open plan, the 275 square foot through lounge laid open to the equally impressive kitchen and diner. Sleek engineered hardwood runs underfoot throughout, with a striking statement wall overseeing the lounge. Your kitchen comes decked out in flawless pastel green cabinetry, white marbled worktops and metro tiled splashback. At 150 square feet there's plenty of room for dining, and you have direct access to your impressive garden.

Your family bathroom completes the ground floor, a beautiful designer affair in striking blue letterbox tilework, with a designer suite and an integrated rainfall shower over the tub. Upstairs and your first two bedrooms are both sizeable doubles, with tranquil pastel colour schemes and plentiful natural light. Bedroom three is an equally immaculate single, currently in use as a home office, and an extra WC completes the first floor.

Outside, and, as noted, the wonderful woodlands and endless open green spaces of Epping Forest start just across the road. A wealth of open nature and a dream for regular runners and

strollers alike. You're still well connected though, Chingford overground station is just twenty minutes' walk or a ten minute cycle away. From here you can ride the newly rechristened Weaver line all the way to Liverpool Street in around twenty seven minutes.

### WHAT ELSE?

- With your loft space so far unexplored, you could follow in the footsteps of some of your neighbours and add a whole new storey (subject to the usual permissions).
- You have space for two cars on your substantial driveway. Drivers can be on the arterial North circular in less than ten minutes.
- Parents will be happy to find over a dozen quality schools all less than a mile away, including the well respected Bancrofts Schools, just the other side of the woods.



### A WORD FROM THE OWNERS...

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. 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. Did I mention that it's more affordable than most of London?

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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**Reception Room**

10'7" x 25'11"

**Bathroom**

6'0" x 6'11"

**Kitchen/ Diner**

16'1" x 9'1"

**Bedroom**

10'11" x 9'11"

**Bedroom**

11'2" x 12'6"

**Bedroom**

5'6" x 9'5"

**WC**

**Garden**

22'11" x 54'1"



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