

Reception
12'4" x 16'4"

Reception
14'0" x 16'0"

Kitchen
7'2" x 13'0"

Utility
8'0" x 9'10"

WC

Bedroom
12'4" x 16'4"

Bathroom
6'3" x 6'8"

Bedroom
12'5" x 13'1"

Bedroom
9'2" x 9'11"

Garden
20'0" x 111'10"

Garage
8'4" x 20'2"

Total Area (Excluding Garage): 113.6 m² ... 1225 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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



POLE HILL ROAD, CHINGFORD

Offers In Excess Of £700,000 Freehold

3 Bed House - Mid Terrace

Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Chain Free
- Downstairs WC
- Short Walk to Chingford Station
- Approx. 1225 Square Foot
- Moments from Epping Forest
- Circa 111 Foot Rear Garden
- Private Driveway and Garage
- Potential To Extend (STPP)

This spacious Edwardian mid-terrace sits on a quiet no-through road just moments from Epping Forest, offering over 1,225 sq ft of potential-filled space across two floors.

Inside, original features and a flexible layout include two receptions, a kitchen, WC and utility room, plus three bedrooms and a family bathroom upstairs. Thanks to the solid base, it's a home offering exciting scope for modernisation.

Out back, the 111ft west-facing garden offers ample room for family life and future extension (STPP). A private driveway and separate garage add further appeal in this sought-after spot.

E11, E7, E12 & E15

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REQUEST A VIEWING

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IF YOU LIVED HERE...

You'd enjoy all the charm and space of an Edwardian property, with original detailing including feature fireplaces, bay windows and generous ceiling heights. The dual receptions give you flexibility to create both lounge and dining areas, while the kitchen and utility spaces could easily be opened up and reconfigured to suit modern living.

Upstairs, all three bedrooms are generously sized and filled with natural light, while the bathroom sits to the rear with views over the garden. There's plenty of potential to convert the loft (STPP), as others have done nearby, making this a long-term home that could grow with you.

Stroll a few minutes beyond your driveway and you'll find yourself at the doorstep of the 6,000-acre Epping Forest. Just ahead, you'll see Pole Hill, which offers sweeping views across London as a reward for clambering up. If all this sprawling nature gets too much, drive ten minutes in the offer direction, and you can experience the joy of advance technology at state-of-the-art cinema Odeon Luxe Lee Valley.

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.

Chingford station is less than a mile 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. Walthamstow and Highams Park are both easily accessible by bus, too.

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 and a garage, but you can reach the M25 in around ten minutes.
- 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 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. Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. 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. 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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