



Garage  
18'11" x 17'2"

Garden  
10'4" x 11"

Utility Room

Kitchen  
17'0" x 10'0"

Reception Room  
19'2" x 16'0"

Reception Room  
16'0" x 12'2"

Bedroom  
13'1" x 9'5"

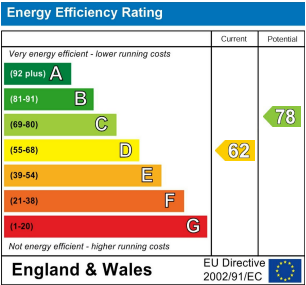
Bedroom  
9'4" x 9'4"

Bedroom  
15'10" x 12'2"

Bathroom  
7'5" x 6'6"

Bedroom  
17'10" x 10'6"

Shower Room  
8'1" x 4'7"



POLE HILL ROAD, CHINGFORD

Guide Price £800,000 Freehold

4 Bed House - Mid Terrace

Features:

- Four Bedroom House
- Mid Terrace Edwardian
- Short Walk to Chingford Station
- Downstairs Utility Room and WC
- Approx. 1667 Square Foot
- Large Private Garage
- Moments from Epping Forest
- Circa 105 Foot West Facing Garden
- Private Driveway
- Quiet Cul-de-Sac

GUIDE PRICE - £800,000 to £825,000

This beautifully-restored four-bedroom mid-terrace Edwardian home sits in a fantastic spot on a quiet no-through road at the edge of Epping Forest. Despite the peaceful location, Chingford station is just a short stroll away, where frequent trains run to London Liverpool Street in around 25 minutes.

As for highlights inside the 1667 square foot home, you'll find everything from a show-stopping double reception and loft conversion to a utility area and toilet on each floor, while outside there's a private driveway, garage and an epic 105 foot west-facing garden at the rear.



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

STOWBROTHERS.COM

@STOWBROTHERS

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#### IF YOU LIVED HERE...

Prepare to be impressed as you walk across your private driveway, beyond your charming porch, through your bright front door and into your spacious hallway. Beyond, you'll find a balanced and well-proportioned home full of considered features, such as period coving, feature fireplaces and bespoke carpentry. The immaculate decor is given extra touch of brilliance courtesy of the natural light that floods through the generous windows throughout.

You'll love relaxing in your front reception room, which has stunning timber flooring, a striking fireplace and unique ceiling rose amongst the other highlights. The double doors at the rear allow the space to become open plan with light flowing throughout. Your second reception is just as glorious with more masterfully crafted carpentry and another fireplace. The dine-in kitchen will be a fantastic place to gather with the family, with its cheery pink units, grey slate flooring and convenient breakfast bar. It's all bursting with natural light thanks to the doors which lead out to your sun trap patio, where you can take in your brilliant view of that wonderful 105 foot west-facing garden, which is large enough to divide into separate areas with room to play on the lawn and unleash green fingers in the custom planters.

Head upstairs and you'll find four immaculately decorated bedrooms spread across the first and second floor, as well as a first floor bathroom and loft ensuite. Both

bathrooms have been stylishly designed, with sleek tiling and smart fittings.

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. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the 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 flavours. 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 getting on to the property ladder for first time buyers."

WILL TURNER, ASSISTANT BRANCH MANAGER

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