



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



william rose
Stanley Road

Approximate Gross Internal Floor Area : 108.40 sq m / 1166.80 sq ft (Excludes Shed)
Shed Area : 6.60 sq m / 71.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



15 Stanley Road, Chingford, London, E4 7DB

Offers In Excess Of £625,000

- Three bedrooms
- Loft conversion
- Short walk to station
- Through lounge
- Popular location
- End of terrace
- Garden
- Good condition
- Side access
- Close to green space

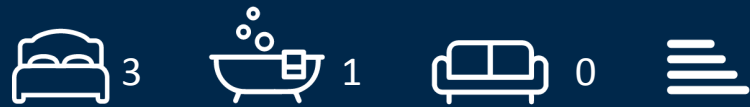
15 Stanley Road, E4 7DB

A charming period three bedroom end of terrace family home located in the heart of North Chingford on Stanley Road. The property benefits from being close to shops, the Station and Epping Forest.

Set on a quite turning just off Station Road in the heart of North Chingford is where you'll find this stylishly presented three-bedroom Victorian end of terrace family home. Loved and improved by the current owners, you'll get the best of both worlds with period kerb appeal and modern features inside.

The cobbled path and brick frontage set the scene perfectly. Heading inside you'll find the reception rooms have been knocked through create a large open plan space that still retains a cosy feel but with plenty of space for the dining table and sofas. The Chimney breasts are intact with bespoke shelving either side and there's a door leading out to the garden. The well-appointed kitchen has been extended to create a sociable space with plenty of natural light. There's also a handy W/C under the stairs. The garden is a sun trap and is a perfect mix of paved sitting area and lawn that leads to the large storage shed at the rear. Back inside and heading upstairs you'll find a large family bathroom and two double bedrooms. The loft has been converted to create a spacious third bedroom with lots of eave's storage.

Stanley road is a peaceful cul de sac and has all that Station Road has to offer is on your doorstep with all the shops, bars, and restaurants. The over ground station is a matter of minutes away on foot and will have you in Liverpool Street in little over 20 minutes. Epping Forest and, as is Chingford Golf Club are both a short walk away. Schooling wise you're well catered for from nursery to sixth form both private and state.



Council Tax Band: D

