

Reception
11'10" x 13'10"

Utility
10'4" x 3'1"

Kitchen / Lounge / Diner
17'0" x 21'8"

Bedroom
6'0" x 8'9"

Bedroom
10'10" x 13'10"

Bedroom
10'10" x 12'0"

Bathroom
6'0" x 5'11"

Bedroom
16'9" x 7'5"

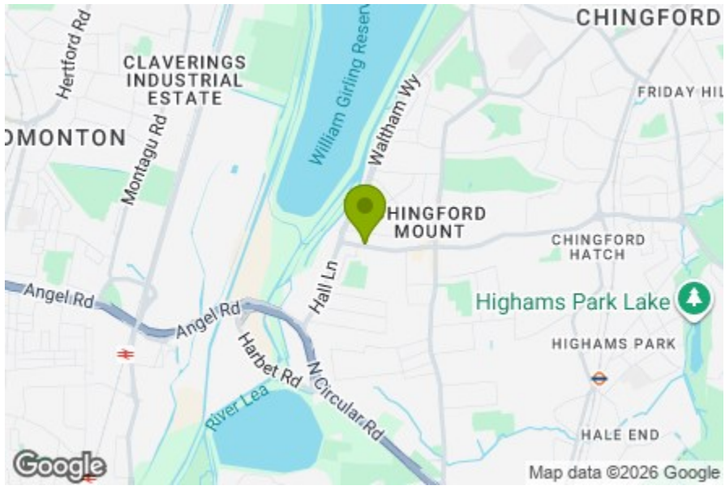
Eaves Storage

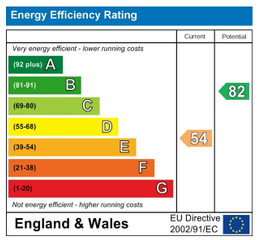
Bedroom
9'9" x 11'10"

Bedroom
6'8" x 6'0"

Garage
16'7" x 23'10"

Garden
47'2" x 20'9"





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

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@STOWBROTHERS

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HALL LANE, CHINGFORD

Offers In Excess Of £725,000 Freehold

5 Bed House

Features:

- 1930s Semi-Detatched
- Five Bedroom House
- Approx. 1466 Square Foot
- Easy Access to Chingford and Walthamstow
- Private Driveway for Two Cars
- Downstairs WC and Utility Room
- Circa 47 Foot Rear Garden
- Large Double Garage with Rear Access
- Moments from Chase Lane Park
- Beautifully Presented Throughout

A beautifully presented five bedroom 1930s semi-detached house, thoughtfully extended to create a generous family home with plenty of space to grow into. With a private driveway, a substantial rear garden and a large double garage, there's much to love here. Chase Lane Park is just moments away, while the independent favourites of Highams Park and North Chingford are within easy reach, along with excellent connections towards Walthamstow and central London.

REQUEST A VIEWING
0203 369 6444



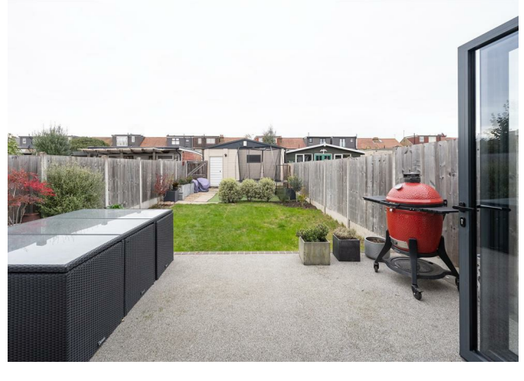












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IF YOU LIVED HERE...

Step through the front door and you'll find a bright, welcoming hallway, with a beautifully finished reception room to the front. A large bay window, fitted shutters and soft neutral tones make this an inviting space to unwind. To the rear, the impressive open-plan kitchen, lounge and dining area forms the heart of the home. Crisp white cabinetry, integrated appliances and herringbone flooring bring a contemporary finish, while skylights and wide doors fill the room with natural light. There's plenty of space for family gatherings and leisurely weekend lunches, with the garden becoming a natural extension of the living area during warmer months. A separate utility room and downstairs WC add everyday practicality.

Upstairs, the first floor offers three bedrooms, including two generous doubles, alongside a family bathroom finished in fresh, neutral tones. The loft conversion provides two further bedrooms, with one currently used as a walk-in wardrobe, as well as a separate home office. The office also offers exciting potential to be converted into a second bathroom, with the necessary plumbing provisions already in place. Thoughtful storage and carefully considered finishes run throughout, with the home extending to approximately 1,466 square feet.

Outside, the rear garden stretches approximately 47 feet, with a generous paved terrace leading onto a neatly kept lawn. It's a lovely setting for summer evenings and entertaining, while the substantial double garage, measuring approximately 397 square feet, offers excellent additional storage or workspace. Rear access and a private driveway with parking for two cars complete the picture.

WHAT ELSE?...

- Chase Lane Park is just moments away, offering a lovely stretch of greenery for morning walks, outdoor exercise and afternoons in the fresh air. Epping Forest is also within easy reach for longer weekend adventures.

- Highams Park and North Chingford offer a fantastic choice of independent places to eat and drink. Enjoy a glass at Vino Tap, discover The Stag & Lantern Micropub or head towards Station Road for local favourites including Rusty Bike Thai, Sushi Monster and Gina Café.

- Getting around is easy, with good transport links across the area. Regular bus services provide convenient connections to Blackhorse Road, Walthamstow, Chingford and Highams Park, where further rail and Overground services are available. These connections make travelling around the local area and into central London straightforward.



A WORD FROM THE OWNER...

"We have loved making memories, raising our children and living in this wonderful family home for over 12 years. We were spoilt for choice with the excellent primary schools in the area so ideal our young family life. We have always enjoyed the local parks and make the most of eating out locally. As we grew as a family so did the house. We extended the kitchen that created a fantastic heart to the home, with ample space for dining, entertaining friends and relaxing together. We have truly loved calling this house home and hope its next owners will enjoy it just as much as we have."

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