



Reception Room  
26'0" x 11'3"

Kitchen  
15'2" x 14'9"

WC

Conservatory  
9'10" x 9'7"

Bedroom  
9'6" x 6'9"

Bathroom

Bedroom  
10'11" x 9'1"

Bedroom  
14'9" x 14'4"

Bedroom  
32'4" x 14'0"

Ensuite

Garden  
32'9"



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	



## PRETORIA ROAD, CHINGFORD

### Offers In Excess Of £700,000 Freehold 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom House
- Edwardian Mid Terrace
- Short Walk to Chingford Station
- Approx. 1627 Square Foot
- Downstairs WC
- Potential To Extend (STPP)
- Easy Access to Epping Forest
- Circa 33 Foot Rear Garden

A bright and spacious four bedroom Edwardian mid terrace, unfolding over three storeys and offering around 1,627 square feet, with a generous loft suite, a downstairs WC, a conservatory and a circa 33 foot rear garden. Well placed for Chingford Station and Epping Forest, this is a well-proportioned family home with room to grow, alongside future potential to extend, subject to the usual permissions.

REQUEST A VIEWING  
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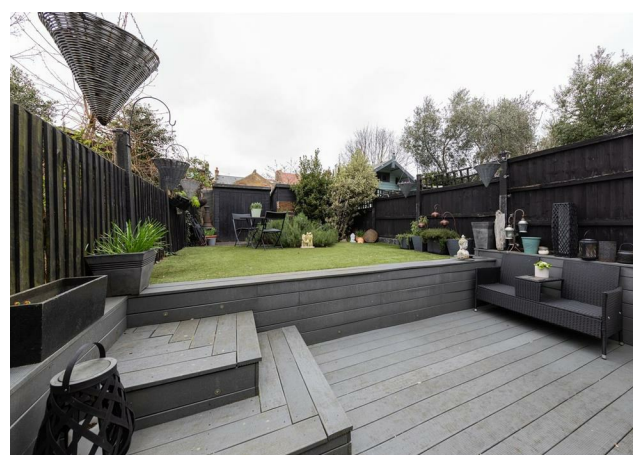
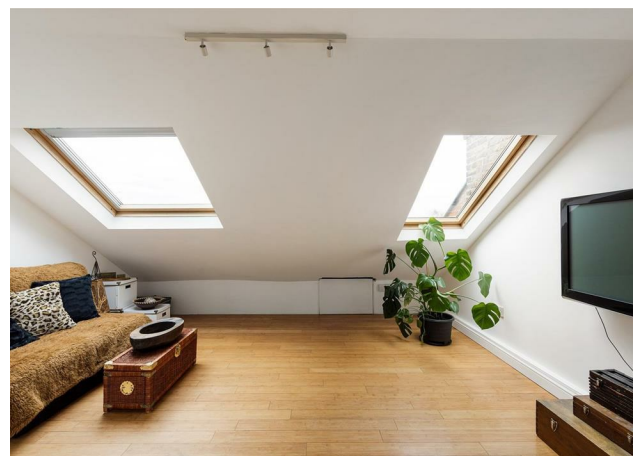
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#### IF YOU LIVED HERE...

The ground floor has a lovely sense of scale from the outset. Your 26 foot reception room stretches front to back, with pale timber flooring, generous ceiling height and a bright bay-fronted sitting area before flowing naturally into a dining space. To the rear, the kitchen is smartly finished in clean white cabinetry, with plenty of worktop space and a breakfast bar set beneath the glazing, so it feels both practical and sociable. Beyond that, the conservatory adds another inviting layer of living space, looking straight out to the garden.

Outside, the rear garden measures around 33 feet and has been thoughtfully arranged with decked seating areas, steps and lawn, giving you space for outdoor dining as well as day-to-day family life. There is also a downstairs WC, which always makes a difference in a busy household. On the first floor you have three bedrooms and a family bathroom, with the largest bedroom especially generous and full of natural light.

Right at the top of the house, the loft conversion runs the full length of the property to create a striking fourth bedroom with an ensuite and an easy, loft-style feel. It is a calm, versatile space that could work beautifully as a principal suite, a guest floor or somewhere quieter to work. With bright rooms, good ceiling height and a layout that already offers plenty, this is a house that feels ready for modern family life while still leaving scope for more, subject to planning.

#### WHAT ELSE?

Chingford Station is only a short walk away, making the morning routine that bit easier. Epping Forest is close at hand, ideal for weekend walks, fresh air and a change of pace. You are also handily placed for the shops and everyday amenities around Station Road.



#### A WORD FROM THE OWNER...

"I have lived here since 1999 and there are many things I love about the property itself, the location and the neighbourhood. The property itself is remarkably bright getting sun both front and back. It has good size rooms and high ceilings. The attic conversion runs the whole length of the house and is a fantastic loft-style open space. People often tell me that the house is like the tardis! Knocking out the original back door for a set of sliding doors leading to glass room and low maintenance sun trap garden is one of my other favourite spaces. Location wise - close to amenities on Station Road, 8-10 minute walk to Chingford Station - easy access to London centre via Liverpool Street or Victoria Line from Walthamstow. Connections by train and/or bus to Walthamstow, Highams Park, and other nearby areas ie Buckhurst Hill. Short walk to the Forest/golf course/Chingford Plain where many hours have been spent in this great green space. In catchment area for multiple local schools from reception to A levels (our daughter attended all leading to a successful time at university on the south coast) Neighbourhood - lots of long term residents, settled area, lots of families, active community. It's urban but doesn't feel at all boxed in!"

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