



Total Area (Excluding Garage): 71.0 m<sup>2</sup> ... 765 ft<sup>2</sup>  
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.

- Reception  
6'5" x 20'8"
- Reception  
14'6" x 10'8"
- Kitchen  
7'6" x 9'9"
- Bathroom  
8'10" x 5'10"
- Bedroom  
15'8" x 10'8"
- Bedroom  
11'11" x 9'9"
- Garden  
90'0" x 30'2"
- Garage  
18'7" x 8'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## SUNSET AVENUE, CHINGFORD

Guide Price £500,000 Freehold  
2 Bed Bungalow - Semi Detached



### Features:

- Two Bedroom Bungalow
- End of Terrace
- Approx. 765 Square Foot
- Easy Access to Chingford and Walthamstow
- Side Access
- Being Sold Chain Free
- Moments from Epping Forest
- Potential To Extend (STPP)
- Circa 90 Foot West Facing Garden
- Private Driveway and Garage

GUIDE PRICE - £500,000 to £525,000

This two-bedroom end-terrace single-storey residence is set on a quiet road moments from Epping Forest, with 765 square foot of well-planned living space with excellent potential.

As well as easy access to Chingford and Walthamstow, the home benefits from a flexible layout with plenty of living space, providing exciting scope for modernisation. A 90-foot west-facing garden offers generous outdoor space with potential to extend (STPP), while additional benefits include side access, a separate garage, and the advantage of being offered chain free.

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#### IF YOU LIVED HERE...

This spacious two-bedroom end-terrace bungalow is located on the charmingly named Sunset Avenue, just moments from Epping Forest, offering a peaceful and leafy setting that perfectly reflects the tranquillity of the home.

Inside, original features and a flexible layout provide varied living space, two generously sized double bedrooms, and a family bathroom. It's a solid layout that presents exciting scope for modernisation, so you'll probably be keen to get mood boarding.

Natural light flows throughout the home, with a reception room leading on to an additional breakfast room/utility space, separated by glazed sliding doors and access to the garden via steps.

The 90-foot west-facing garden provides ample outdoor space, with a lush lawn and useful storage. Additional benefits include side access, a driveway, and a separate garage.

Chingford station is a mile away, with the Overground reaching Liverpool Street in around 26 minutes (there's handy access to the Victoria line three stops down the line at Walthamstow Central). Walthamstow and Highams Park are also easily accessible by bus.

#### WHAT ELSE?

- Moving in treat meal? Enjoy fantastic food and drink at Royal Forest, now part of Raymond Blanc's Heartwood Collection, a seven minute drive away.
- Or try the Rusty Bike for excellent Thai. Just upstairs you will find Sushi Monster for fresh Japanese dishes.
- Gina is already one of the area's most talked about destinations. Recently featured in Vogue, this stylish cafe blends chic interiors with a warm atmosphere.



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

"A well-loved bungalow set in a peaceful area. Large garden, good size garage and beautiful sunset views from rear. Excellent transport links include Overground station, local bus routes and easy access to A406 and M25. Well regarded local schools are close by, and Epping Forest is within walking distance, making this an ideal home for families, commuters and those who enjoy the outdoors."

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