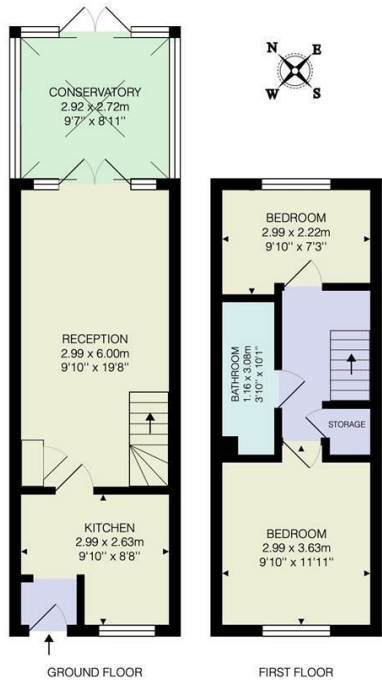
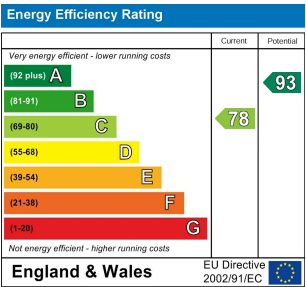




Total Area: 62.1 m² ... 668 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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
9'9" x 19'8"
- Kitchen
9'9" x 8'7"
- Conservatory
9'6" x 8'11"
- Bathroom
3'9" x 10'1"
- Bedroom
9'9" x 11'10"
- Bedroom
9'9" x 7'3"
- Storage
- Garden
30'8" x 10'4"



MAPLETON ROAD, CHINGFORD

Offers In Excess Of £375,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace
- Private Rear Garden
- A Short Walk to Highams Park
- Close to Local Amenities
- Moments Away From Larks Wood and Epping Forest
- Approx. 668 Square Foot

GUIDE PRICE - £375,000 to £400,000
This two-bedroom mid-terrace house offers a well-laid-out interior with inviting living space and a private rear garden. Spanning approximately 668 square feet, the home is set in a peaceful yet well-connected location. Just a short walk from Highams Park, it benefits from easy access to local shops, cafés, and essential amenities. Moments away, Larks Wood and the expansive Epping Forest provide the perfect setting for woodland walks and time outdoors. Blending everyday convenience with the tranquillity of nearby nature, this home presents an attractive lifestyle in a welcoming residential area.

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IF YOU LIVED HERE...

As you step through the front door, you're greeted by the kitchen at the front of the house. Efficient and well-presented, it provides a practical space for everyday cooking, with clean lines, a soft grey palette, gloss cabinetry, integrated appliances, and a tiled splashback. A front-facing window draws in natural light, complementing the wood-effect flooring and enhancing the sense of flow.

Beyond the kitchen is the reception room—a long, versatile space that easily accommodates both living and dining areas. Finished in soft greys, it's bright and inviting, with natural light flooding in through the double doors that lead to the conservatory.

At the rear, the conservatory offers a fully enclosed, light-filled retreat with views of the garden. Tiled flooring and frosted glazing provide privacy and a seamless connection between indoor and outdoor spaces. The garden is thoughtfully arranged for easy upkeep, with a raised deck that gently steps down to a neat lawn and gravel area. Enclosed by timber fencing and bordered by mature trees, it offers a sense of privacy and calm—perfect for unwinding or enjoying outdoor meals in a peaceful setting.

Upstairs, the front bedroom is the larger of the two, with dual windows that welcome

in plenty of natural light. Neutral tones and fitted carpet create a calm, comfortable setting. A storage area is located just off the landing. The rear bedroom overlooks the garden and offers flexibility for use as a nursery, study, or guest room. The bathroom is centrally positioned and features a full-sized bath with overhead shower, white tiling, and a clean, modern finish.

Green space and local charm are close at hand, with Larks Wood under fifteen minutes away—perfect for peaceful woodland walks and outdoor play. The nearby expanse of Epping Forest offers even more opportunity to explore nature. For something more social, The Larkshall pub is only six minutes from your doorstep, offering a relaxed spot for food, drinks, and community atmosphere. Chingford Mount is also close by, providing a lively high street with a mix of shops, cafés, restaurants, and everyday essentials—all within easy reach.

WHAT ELSE?

Highams Park Station is within easy reach, offering direct rail connections into central London. The area is also well served by local bus routes, making it easy to get around whether you're commuting, shopping, or heading out to explore nearby green spaces.



A WORD FROM THE OWNER...

"I have personally lived here for 25 years. A lovely safe neighbourhood which everyone gets along. Walking distance to Highams Park train station straight into Liverpool Street but also has a bus stop right outside the road. Easy to park anywhere."

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