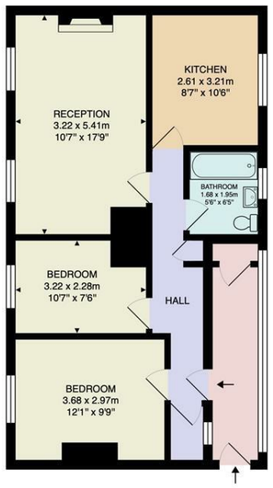


Total Area: 64.3 m² ... 692 ft²

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.

Hallway

Bathroom
5'6" x 6'4"

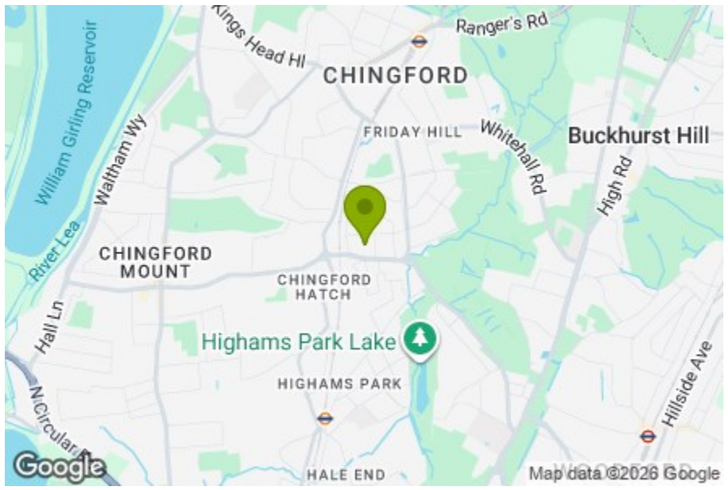
Kitchen
8'6" x 10'6"

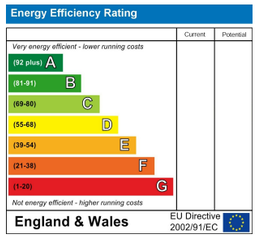
Reception
10'6" x 17'8"

Bedroom
10'6" x 7'5"

Bedroom
12'0" x 9'8"

Garden
approx 40'2" x 24'6"





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ARBOR ROAD, CHINGFORD

Offers In Excess Of £367,500 Leasehold
2 Bed Flat

Features:

- Two Bedroom Property
- Large Private Garden
- First Floor Flat
- Beautifully Presented Throughout
- Short Walk to Highams Park Station
- Close to Epping Forest
- Approx 692 Square Foot

A beautifully presented two-bedroom first-floor flat in a well-connected Chingford setting, with Highams Park and its lively village centre close by. Epping Forest is within easy reach too, giving you plenty of greenery alongside independent places to eat, drink and shop.

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IF YOU LIVED HERE...

Step inside and the central hallway leads first to two well-proportioned bedrooms, followed by the bathroom with bath and shower above. Further along, the separate kitchen is bright and practical, with white cabinetry, timber worktops and tiled flooring. At around 692 square feet in total, there's a generous sense of space throughout, with a layout that feels particularly easy to live in.

The reception room is a real highlight, with windows bringing in plenty of daylight and enough room for generous seating. Soft neutral tones are lifted by a rich green feature wall around the fireplace, while carpeting keeps things feeling warm and comfortable. Outside, the large private garden gives you a brilliant amount of outdoor space, with lawn, established planting and plenty of room to make the most of warmer days.

WHAT ELSE?

Highams Park station is a short walk away, with direct Weaver Overground services towards Liverpool Street and an easy change at Walthamstow Central for the Victoria line.
Epping Forest and Highams Park Lake put some of east London's loveliest green space within easy reach, with woodland walks, open meadows and Humphry's Café by the lake.
Highams Park's village centre has plenty of independent favourites to get to know, including The Stag & Lantern Micropub and Yaz Restaurant, alongside shops and everyday amenities around the clock tower and railway crossing.
North Chingford is within easy reach too, with its independent shops, restaurants and cafés around Station Road, as well as Chingford Plain and the wider reaches of Epping Forest close by.

A WORD FROM THE OWNER...

"This is an ideal home for couples or first time buyers, offering a welcoming living space perfectly suited to both relaxing and entertaining.Our home also benefits from its own private garden, providing an excellent setting for summer bbqs & enjoying the sun. A varied selection of shops and takeaways are located close by, ensuring everything you need is close at hand. The location is also ideally placed for enjoying the vibrant community events of Highams Park that make you feel part of the neighbourhood."

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