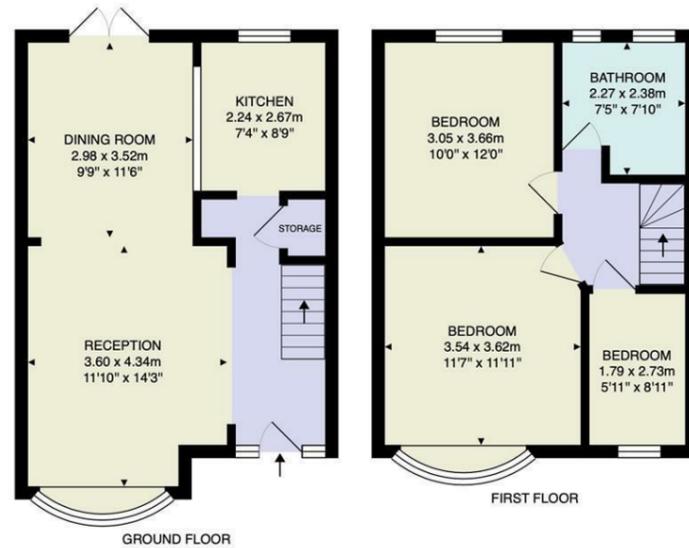




GARDEN IS APPROX. 12.25M x 5.85M



Total Area: 82.6 m<sup>2</sup> ... 889 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.



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	



## NEW ROAD, CHINGFORD

### Asking Price £525,000 Freehold

### 3 Bed House



#### Features:

- Three Bedroom House
- End of Terrace 1920's
- Being Sold Chain Free
- Potential to Extend (STPP)
- Approx. 40 ft Garden
- Easy Access to Chingford and Walthamstow
- Moments From Larks Wood
- Close to Local Amenities

A well proportioned three bedroom end of terrace home, arranged over two floors on a well connected stretch of Chingford. Built in the 1920s and offered chain free as a probate sale, the property provides approximately 40 feet of rear garden and clear potential to extend, subject to the usual permissions.

Beyond the brick façade, the ground floor offers a spacious through lounge with a natural flow between living and dining areas. Large windows draw in good levels of daylight, while the kitchen sits to the rear overlooking the garden. The existing layout is practical and straightforward, with scope for updating or reconfiguring over time.

Upstairs, three well sized bedrooms are arranged around a central landing, alongside a family bathroom. The proportions are balanced and adaptable, whether for family life, home working or longer term plans.

To the rear, the garden extends to approximately 40 feet, mainly laid to lawn with space for planting or landscaping. As with many homes of this era, there is potential to extend to the rear or into the loft, subject to planning permission.

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0203 369 6444

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### IF YOU LIVED HERE...

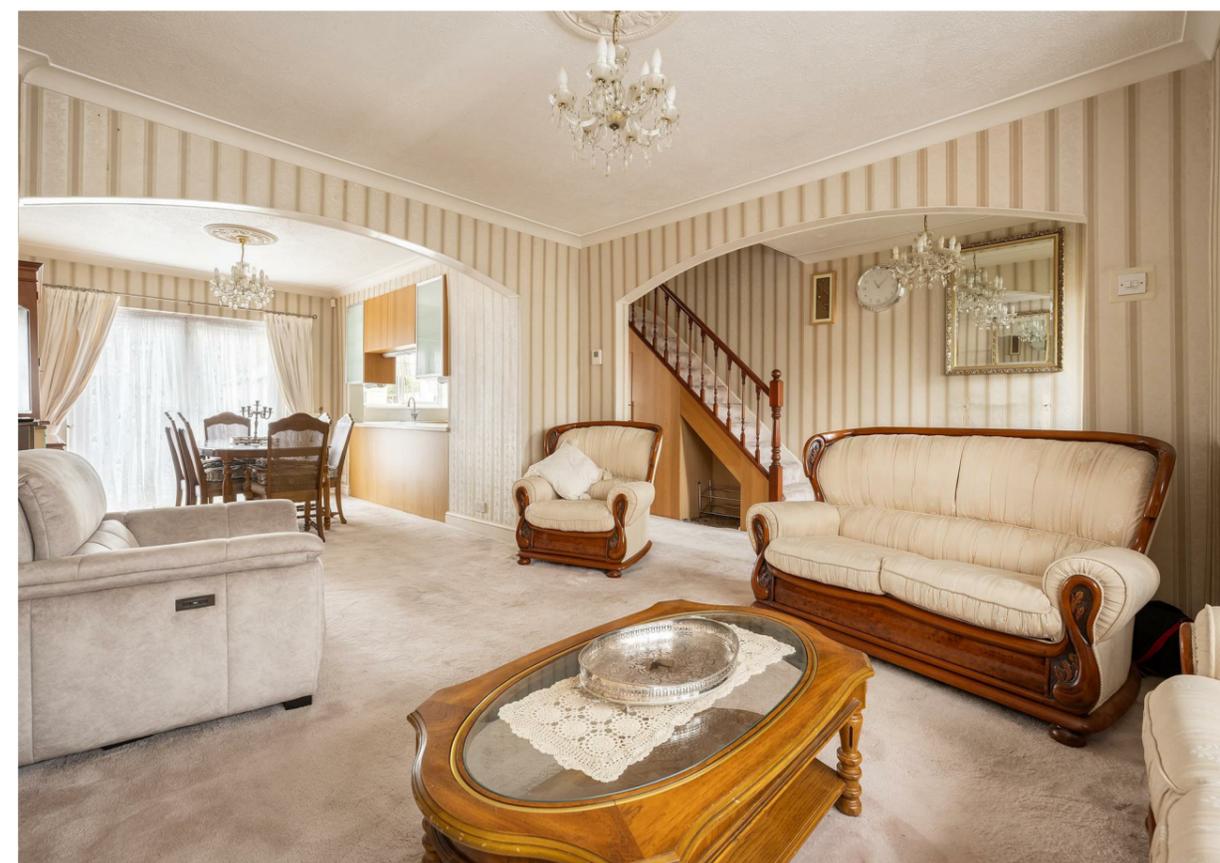
Larks Wood is just moments away, offering a welcome stretch of green space close to home. The wider expanse of Epping Forest is also within easy reach, providing woodland walks and open views throughout the seasons.

For day to day needs, both Chingford and Walthamstow are accessible. Chingford Station offers direct services to Liverpool Street, while Walthamstow Central Station connects to the Victoria line. Local shops and amenities are available nearby, making this a practical and well situated place to settle.

### WHAT ELSE?

Life here moves at a steady, comfortable pace. Along Station Road and in North Chingford you will find dependable local favourites such as Biba & Wren for coffee, La Baita for classic Italian dishes, and The Rusty Bike for sushi and a quiet drink. The Greene Man remains a long standing pub choice, well suited to an easy evening close to home.

With the open spaces of Epping Forest and Larks Wood nearby, there is always the option of fresh air and a change of pace. It is a neighbourhood that offers simple, everyday comforts alongside welcome stretches of green.



### A WORD FROM THE EXPERT...

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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**Reception Room**

11'9" x 14'2"

**Dining Room**

9'9" x 11'6"

**Kitchen**

7'4" x 8'9"

**Bathroom**

7'5" x 7'9"



**Bedroom**

10'0" x 12'0"

**Bedroom**

11'7" x 11'10"

**Bedroom**

5'10" x 8'11"

**Garden**

41'0" x 19'2"



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