



Total Area: 108.7 m² ... 1169 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
10'4" x 10'7"

Shower/WC
10'4" x 3'8"

Kitchen/Lounge/Diner
16'0" x 32'8"

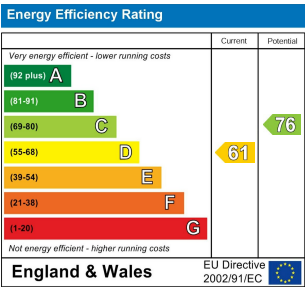
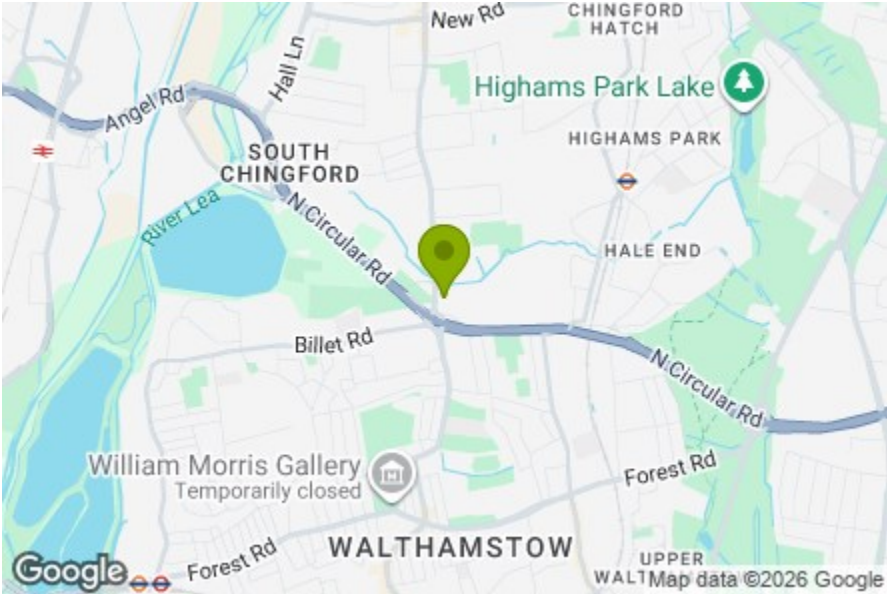
Bedroom
16'0" x 14'3"

Bathroom
8'2" x 4'9"

Bedroom
8'2" x 8'7"

Bedroom
7'8" x 10'4"

Garden
approx 57'4" x 17'0"



EMPRESS AVENUE, CHINGFORD

Offers In Excess Of £600,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Easy Access to Highams Park and Walthamstow
- Approx. 1169 Square Foot
- Potential To Extend (STPP)
- Downstairs Shower Room
- Short Walk to Lloyd Park
- Circa 58 Foot South Facing Garden

A characterful three-bedroom Victorian terrace in Chingford, with generous living space, a south-facing garden and easy access to both Highams Park and Walthamstow. Lloyd Park is a short walk away, while the house itself combines original proportions with a wonderfully open and sociable rear living space.

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IF YOU LIVED HERE..

Step inside and the front reception sits just off the hallway, where a bay window brings in plenty of natural light. Soft pink walls, decorative cornicing and warm timber flooring give the room plenty of personality. Continue along the hallway and you'll find a useful downstairs shower room before reaching the expansive kitchen, lounge and dining space at the rear.

This is very much the heart of the home. The kitchen is finished with deep blue cabinetry and soft pink tiling, while roof glazing draws daylight into the dining area. Beyond, the lounge has room to properly spread out, with wide glazed doors opening onto the garden. There's an easy connection between indoors and out, with a raised terrace leading down to the circa 58 foot south-facing garden. At approximately 1,169 square feet overall, there's already plenty of space, along with potential to extend subject to the usual planning permissions.

Upstairs, the main bedroom spans the front of the house, with a

bay window and a wall of fitted wardrobes. Two further bedrooms sit towards the rear, alongside the family bathroom, which has a bath with shower above. Throughout, there's a playful use of colour alongside calmer finishes, giving the home a warm, lived-in character that feels entirely its own.

WHAT ELSE?

Lloyd Park is a short walk away, with wide green spaces, tennis courts, play areas and the William Morris Gallery within its grounds. You're nicely positioned between Highams Park and Walthamstow, opening up plenty of choice for eating, drinking and everyday essentials, as well as straightforward connections across East London and into the City. For more greenery, Highams Park Lake and the surrounding stretches of Epping Forest are within easy reach, giving you woodland, waterside walks and plenty of outdoor space to explore.



A WORD FROM THE OWNER...

"Our time in 7 Empress Avenue has been truly wonderful. We've loved being so close to Lloyd Park and Highams Park, discovering local gems like Vino Tap, and enjoying everything Walthamstow and Highams Park have to offer. The location has given us the best of the area, with brilliant cafés, beautiful walks, excellent transport links and, most importantly, a wonderful community of families and friends.

The house itself has been a fantastic home for us, and the garden has been a particular highlight - perfect for entertaining, enjoying long summer afternoons and relaxing in the shade beneath the patio tree.

We feel incredibly lucky to have started our family here and will always treasure the memories we've made in this home."

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