

Reception Room
18'5" x 13'3"

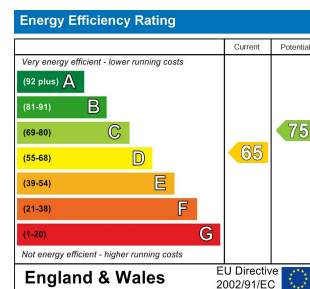
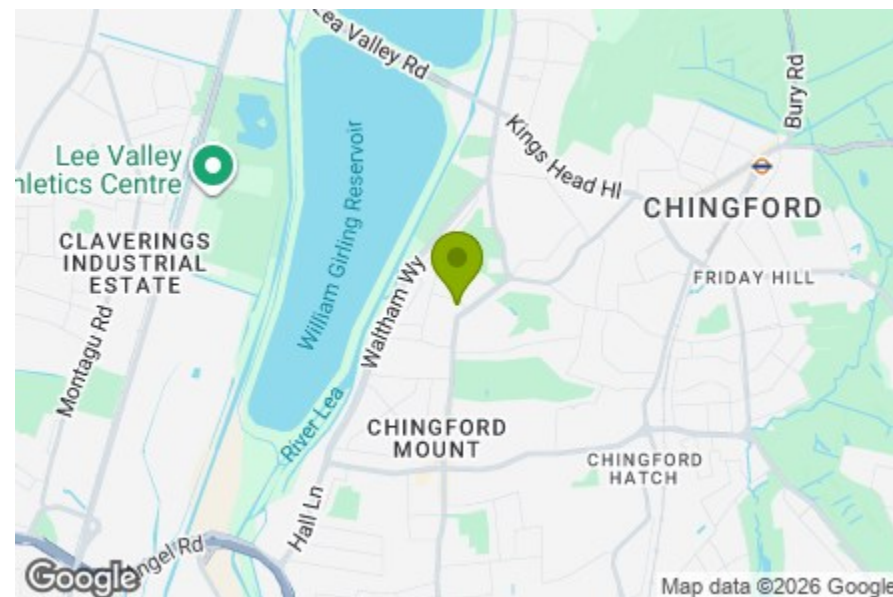
Bedroom
11'10" x 9'11"

Kitchen
8'2" x 7'10"

Bathroom
8'0" x 5'7"

Bedroom
11'5" x 7'2"

Garden
10'2" x 33'5"



LAMBOURNE GARDENS, CHINGFORD

Offers In Excess Of £425,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Top Floor
- Approx. 702 Square Foot
- Easy Access to Chingford Station
- Chain Free
- Potential to Extend (STPP)
- Own Front Door
- Moments from Mansfield and Ridgeway Park
- Private Garden

A bright and well-proportioned two bedroom maisonette with its own front door and private garden, set on the top floor in a fantastic Chingford spot where it's as easy to get on the Overground into central London as it is to explore the sprawling woodlands of Epping Forest.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
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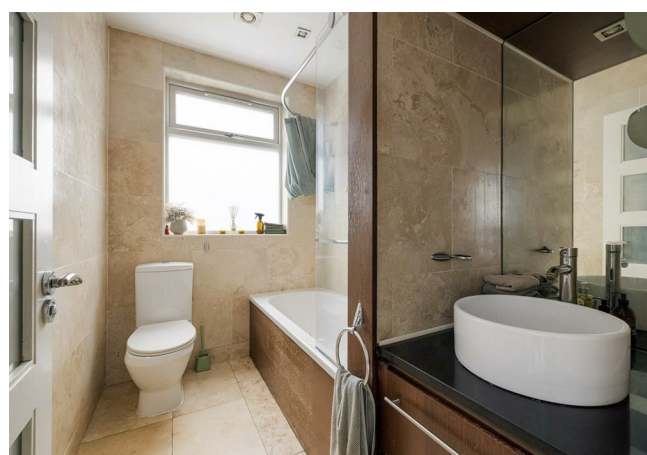
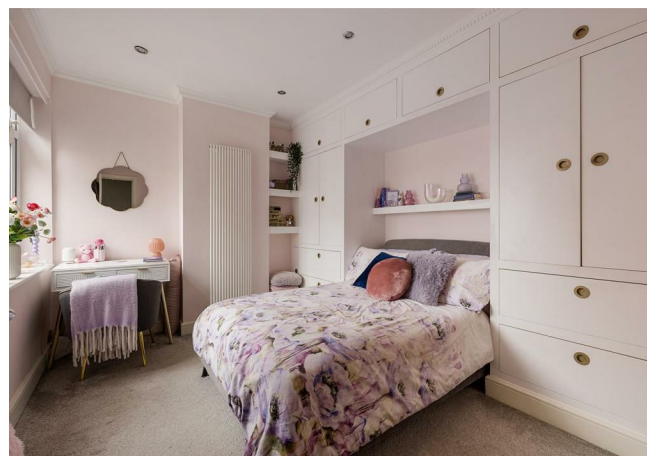
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IF YOU LIVED HERE.....

Unfolding across the top floor and measuring around 702 square feet, this is a home with a practical, well-considered layout and a real sense of light throughout. In the reception room, a large bay window draws in plenty of daylight, while wooden flooring and a fireplace bring warmth and character. It's an easy room to settle into, whether you're stretching out at the end of the day or having friends over.

The kitchen has a more contemporary feel, with black tiled flooring and coloured cabinets adding a confident design touch. It leads directly out to the garden, which gives the whole space a lovely sense of flow and makes it especially well suited to warmer days, whether you're eating outside, pottering with plants or simply taking a quiet moment to relax.

Both bedrooms are good sized doubles, each feeling bright and airy thanks to their large windows. The principal bedroom also has the added benefit of built-in storage, keeping things practical

while preserving a sense of space. There's also potential to extend, subject to the usual permissions, giving you scope to shape things further over time.

WHAT ELSE?

- Families will be glad to know there's a strong choice of well regarded primary and secondary schools nearby, with a number rated either 'Good' or 'Outstanding'.

- Mansfield Park is only a short walk away, offering a lovely stretch of open green space that's well used by joggers, dog walkers and local families alike. Ridgeway Park is just as close, and is home to the Chingford & District Model Engineering Club, where public rides on the model railway run on Sundays.

- With Epping Forest close at hand and the River Lee reservoirs nearby, you're brilliantly placed for time outdoors, whether that means woodland walks, golf, athletics or getting out on the water with the London Watersport Company.



A WORD FROM THE OWNER....

"I absolutely love my flat. I have spent some time transforming my space so it is more modern. The living room has lovely features which are great for entertaining e.g. small dining area next to a rescaled aquarium with a range of tropical fish. The lovely bay windows offer lots of light. For cosy winter days and nights, there is a gas fireplace, perfect for toasting marshmallows and watching movies. Friends have commented positively on the space, saying it resembles a cafe!

There are beautiful parks nearby. Mansfield Park offers lovely views of the reservoir (which you can also see at the end of the road) - perfect for picnics in the summer. Parkside Primary School which my son attended when he was younger is just across the road. There are some lovely cafes and restaurants on Station Road nearby, and several supermarkets. The neighbours are friendly and kind; I will miss this property! "

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