



Total Area: 83.7 m² ... 901 ft² (excluding conservatory)
All measurements are approximate and for display purposes only

Reception Room
15'6" x 14'5"

Kitchen
11'3" x 11'1"

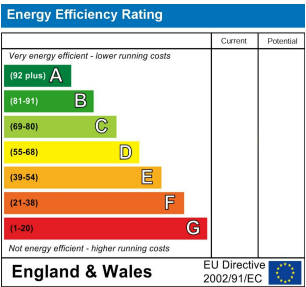
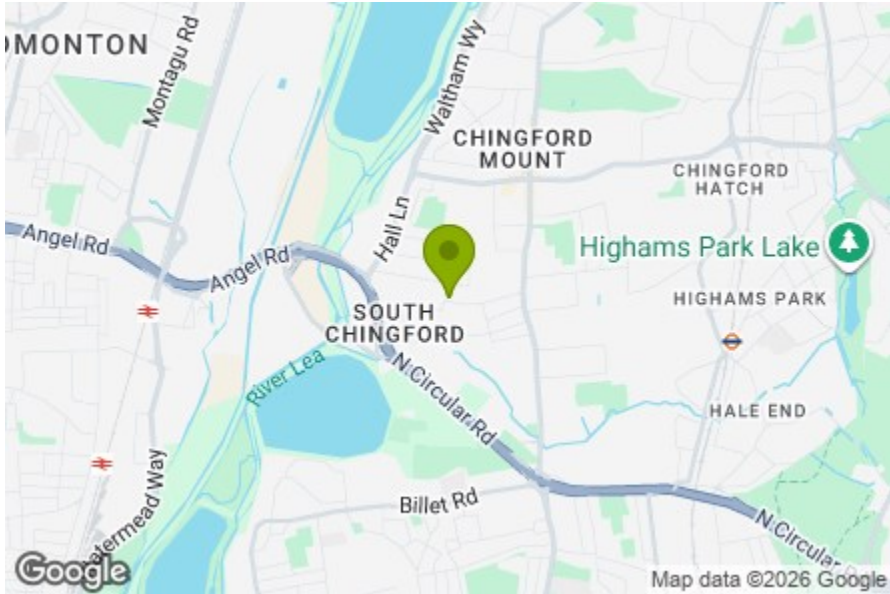
Bedroom
14'9" x 9'1"

Bedroom
17'1" x 9'8"

Bathroom
10'7" x 5'4"

Conservatory
9'11" x 9'5"

Garage
20'11" x 6'3"



WESTWARD ROAD, CHINGFORD

Guide Price £475,000 Freehold
2 Bed Bungalow

Features:

- Two Bedroom Bungalow
- Detached
- Approx. 901 Square Foot
- Easy Access to Walthamstow and Chingford
- Being Sold Chain Free
- Potential to Extend and Develop (STPP)
- Side Access
- Circa 33 Foot Rear Garden
- The Plot is 10 Meters Wide
- Short Walk to Chase Lane Park

GUIDE PRICE - £475,000 to £500,000

A detached two bedroom bungalow in a popular South Chingford location, just a short walk from Chase Lane Park and within easy reach of both Chingford and Walthamstow. Offered chain free, this well-kept home sits on a generous plot with a circa 33 foot rear garden, side access, a garage and exciting potential to extend and develop, subject to the usual planning permissions. At approximately 901 square feet, it offers a flexible single-storey layout with plenty of scope to make it your own.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step inside and you'll find a bright, generously proportioned reception room, where a wide bay window brings in plenty of natural light and a fireplace creates a natural focal point. Beyond, the spacious kitchen offers ample storage and worktop space, with room for a dining table beside the glazed doors overlooking the garden. A useful lean-to provides additional covered space and a practical route to the outside.

The two bedrooms are both comfortable doubles, each presented in calm, neutral tones and offering flexibility for sleeping, guests or working from home. The bathroom is finished with a bath and overhead shower, while the single-storey layout has an easy, practical flow throughout.

Outside, the rear garden extends to around 33 feet and feels naturally connected to the living space, making it easy to step out and enjoy outdoor dining, entertaining or a quiet morning coffee during the warmer months. There is plenty of room for planting

and relaxing, while side access and the garage add further practicality. The generous 10 metre wide plot also offers exciting potential for future extension or development, subject to the usual planning permissions.

WHAT ELSE?

- Highams Park is within easy reach, with local favourites including Vino Tap, The Stag & Lantern, Yaz, The Royal Oak and Biba & Wren, alongside Overground services into Liverpool Street.

- Chingford also has plenty to tempt you, from Gina Café to Rusty Bike Thai, Sushi Monster and the pubs and restaurants around Station Road.

- Chase Lane Park is just a short stroll away, while Memorial Park, Ridgeway Park and the wide open landscapes of Epping Forest are all within easy reach for walking, cycling and family days outdoors.



A WORD FROM THE OWNER....

"There's a bus service near to the bungalow and many other bus services a short walk away. There's shops and a Morrison Supermarket a short walk away too. There's two great parks nearby, plus two schools, and the neighbours are wonderful and very friendly."

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