



Total Area (Excluding Garden Storage): 94.5 m<sup>2</sup> ... 1017 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.

Reception  
11'1" x 15'7"

Kitchen/Diner  
17'4" x 10'5"

Conservatory  
14'1" x 5'11"

Bedroom  
15'0" x 11'7"

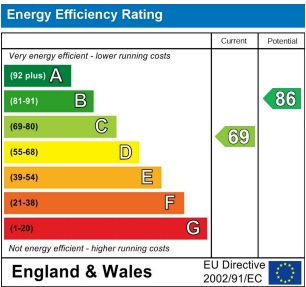
Bedroom  
11'3" x 11'8"

Bedroom  
8'11" x 8'1"

Bathroom  
8'0" x 5'5"

Garden Storage  
5'2" x 8'1"

Garden  
40'0" x 19'7"



## SOUTH AVENUE, CHINGFORD

### Offers In Excess Of £550,000 Freehold 3 Bed House

#### Features:

- Three Bedroom House
- Mid Terrace 1930's
- Moments From Epping Forest
- Potential To Extend (STPP)
- Approx. 1017 Square Foot
- Easy Access to Chingford Station
- Garden Storage
- Circa 40 Foot West Facing Garden

GUIDE PRICE - £535,000 to £550,000

An impeccable three bedroom mid terrace home overlooking Epping Forest. Tastefully finished throughout in soft neutrals, with generous living spaces, this is a beautifully updated family home in a truly enviable Chingford location.

Epping Forest is almost literally on your doorstep here, so you can soak up the peace afforded by the ancient woodlands and plains whenever you please. There's a large secluded garden to enjoy too.

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### IF YOU LIVED HERE...

Through your front porch, you'll find your welcoming reception to the left off your hallway, ideal for relaxed gatherings. At the end of the hallway is your attractive country style kitchen diner, with plenty of cream wood fronted units and a gas stove. Bifold doors open onto your conservatory, with views of your fully fenced garden, large lawn and paved pathway, with three raised beds ready to be planted, it all backs onto the reservoir.

You'll find your part tiled family bathroom at the top of the stairs, with modern white suite including bidet, and shower over the panel sided tub. Next to that is the first of your three bedrooms, overlooking the garden. Past a handy storage cupboard is your main bedroom to the front, bedroom three sits next to that, perfect as a home office or nursery. Stylish engineered hardwood flooring lies underfoot throughout the landing and bedrooms.

You're within easy reach of Chingford station for the Overground (the 379 bus will whisk you there) from here you can get to

Walthamstow Central for the Victoria Line in ten minutes, and direct to Liverpool Street in twenty seven. Staying local, all your day to day amenities are close at hand on Sewardstone Road. Epping Forest is moments away with acres to explore, and the reservoirs are a short stroll, with plenty of water sporting clubs to check out.

### WHAT ELSE?

- You're just over a mile from Chingford Golf Course, a beautiful wooded spot to enjoy a few hours.
- Your new local is The Royal Oak, a grand pub with a superb Sunday roast.
- Schools rated 'Outstanding' nearby include Yardley Primary (with superb results putting it among the top 1% in the country for key subjects), Chingford Foundation School and Parkside Primary.



### A WORD FROM THE OWNER...

"What I have loved about living in my house is watching the forest and wildlife in front of my home and opening the front door in early hours of the morning to let the forest air in. I have loved sitting in the forest and watching the sunset on the reservoir from the bedroom. I remember seeing a stag while walking through the forest plus seeing a deer. I have enjoyed the calm and friendly bus rides to Chingford Station and Chingford Mount and visiting Enfield Town across the reservoir. It has been easy to get to cafes, pharmacies and shops. The location is very convenient as I am not far from Chingford Station so I can either go to Liverpool Street or take the train to Walthamstow. I have got to know some of the people in my neighbourhood. They are very friendly and supportive. During the Pandemic we all helped each other out with shopping. When my mother passed away one of my neighbours gave me flowers. The children's park in Drysdale Road is a lovely spot to sit and rest. Organic Lea is about five minutes away through the forest where fruit and vegetables are sold. Also, there's a park next to it which it's a beautiful spot to sit and meditate while watching the ducks and other wildlife. I am very lucky to have lived 5 minutes away from Yardley Primary School, which is in the top 1% of state schools in the country for outstanding results. Overall I have made some lovely memories here."

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