



Total Area (Excluding Garage): 108.0 m² ... 1163 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.

- WC
- Kitchen/Diner
19'11" x 11'3"
- Reception
12'6" x 17'1"
- Conservatory
9'10" x 7'5"
- Bathroom
8'7" x 5'11"
- Bedroom
10'5" x 11'3"
- Bedroom
6'10" x 11'3"
- Bedroom
13'3" x 9'7"
- Bedroom
9'10" x 7'3"
- Garage
8'8" x 17'4"
- Garden
approx 48'0" x 33'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MEADOW CLOSE, CHINGFORD

Guide Price £650,000 Freehold
4 Bed House



Features:

- Four Bedroom House
- Detached Property
- Large West-Facing Garden
- Beautifully Presented Throughout
- Private Garage
- Moments from Mansfield Park
- Close to Chingford Station
- Chain Free
- Approx 1163 Square Foot

Tucked away in a peaceful cul-de-sac moments from Mansfield Park, this detached four bedroom home combines generous proportions with a practical family layout in a well-connected Chingford setting. Beautifully presented throughout and extending to approximately 1,163 square feet, it also offers a private garage and a large west-facing garden, while Chingford Station and the shops, cafés and restaurants of Station Road are all within easy reach.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and the welcoming entrance hall gives a great first impression, with a handy ground floor WC tucked just off the hallway. At the front of the house, the reception room is a calm, inviting place to unwind, with wide windows filling the room with natural light. To the rear, the home opens into a beautifully designed kitchen and dining room where sleek cabinetry, generous worktop space and a breakfast bar make everyday life feel easy. There is ample room for a full dining table, creating a sociable heart of the home that works just as well for busy mornings as it does for family gatherings.

Beyond the kitchen, the conservatory provides another versatile living area with lovely views across the garden. It is an ideal spot for reading, working from home or simply enjoying the changing seasons, while doors open directly onto the expansive west-facing garden. A broad decked terrace is perfect for outdoor dining before the lawn stretches away towards mature trees, giving children plenty of room to play and keen gardeners space

to make their own mark.

Upstairs, all four bedrooms are arranged around a central landing. The principal bedroom includes an extensive run of fitted wardrobes, while the remaining rooms offer flexibility for family life, guests or a home office. The family bathroom is smartly finished with contemporary fittings, completing a house that has been thoughtfully maintained and is ready to enjoy from day one.

WHAT ELSE?

Chingford Station is within easy reach, with direct Overground services into London Liverpool Street, making commuting into the City straightforward. Mansfield Park is just moments away, while Epping Forest and Chingford Plain are close by for woodland walks, cycling and weekend escapes into nature. Station Road has an excellent choice of independent cafés, restaurants and local favourites, alongside everyday essentials and convenient shopping for day-to-day life.



A WORD FROM THE EXPERT...

"One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach. Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value. What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London."

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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