

Total Area: 45.1 m<sup>2</sup> ... 486 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.

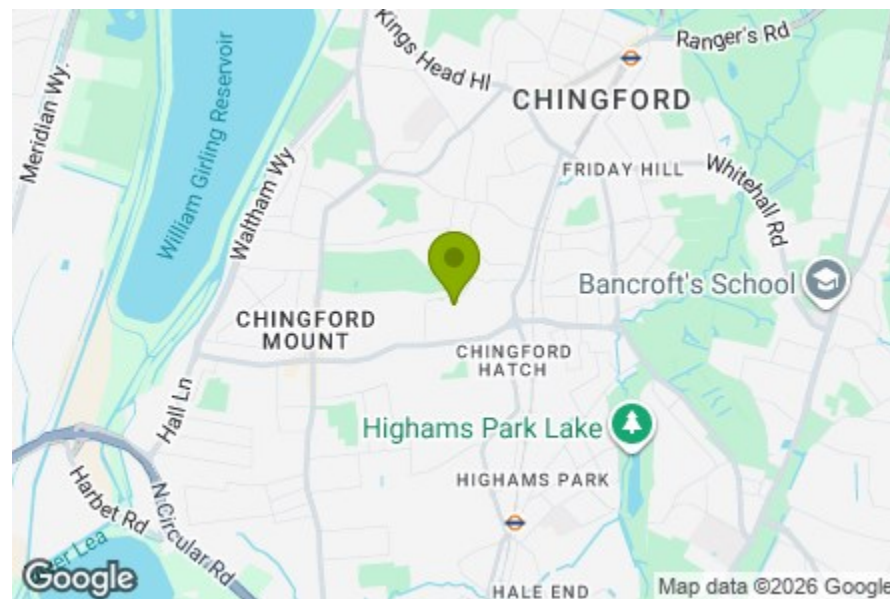
Reception  
14'4" x 15'5"

Kitchen  
7'10" x 9'6"

Bedroom  
9'8" x 12'10"

Bathroom  
4'10" x 7'8"

Garden  
27'10" x 19'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## STAPLEFORD CLOSE, CHINGFORD

Offers In Excess Of £295,000 Freehold  
1 Bed Maisonette



### Features:

- One Bedroom Maisonette
- Ground Floor
- Approx. 486 Square Foot
- Easy Access to Chingford and Highams Park
- Circa 28 Foot Rear Garden
- Own Front Door
- Short Walk to Larks Wood
- Allocated Parking Space

A bright and neatly presented one bedroom ground floor maisonette with its own front door and a private rear garden, set on a quiet residential turning within easy reach of both Chingford and Highams Park. Larks Wood is just a short walk away for leafy weekend strolls, while the shops, cafés and everyday amenities of the surrounding neighbourhood are all close at hand.

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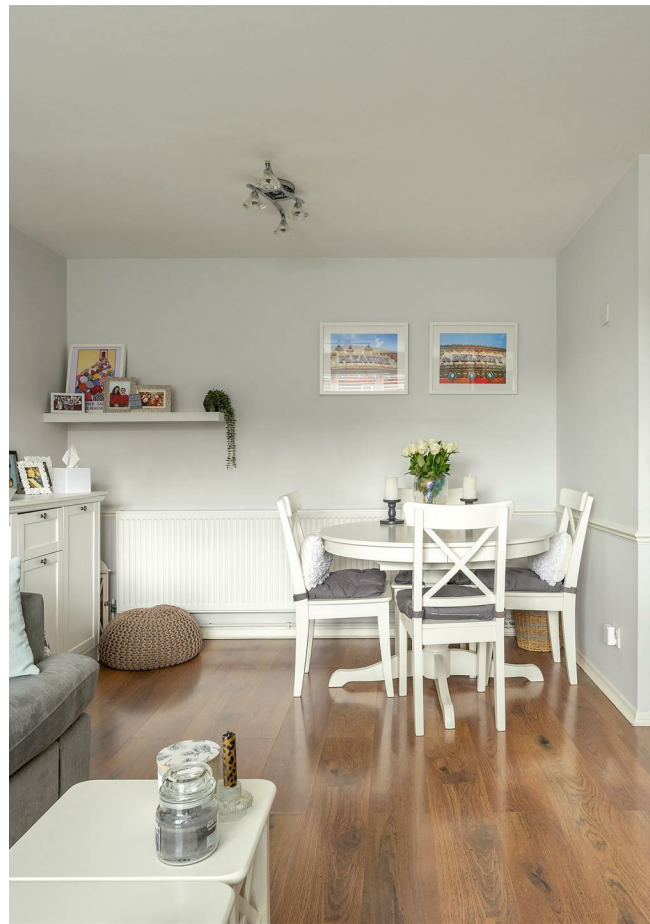
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#### IF YOU LIVED HERE...

Step through your own front door and into a generous reception room where there is plenty of space to relax and dine. Natural light flows in through large windows and the room is finished with warm wood flooring and soft neutral décor, creating a welcoming setting for everyday living as well as evenings spent hosting friends around the table.

Just beyond, the kitchen is thoughtfully arranged with sleek white cabinetry, tiled splashbacks and dark worktops providing plenty of preparation space. A door at the end leads directly outside, making it easy to carry morning coffee or weekend brunch out into the garden.

Your bedroom is a calm and comfortable double with fitted mirrored wardrobes stretching across one wall, helping to maximise storage while reflecting the light from the wide window. The bathroom is finished in pale tiling with a modern suite including a bath and overhead shower, creating a bright and well kept space to start and end the day.

To the rear you have your own circa 28 foot garden, mostly paved for easy

upkeep and framed by fencing for privacy. There is plenty of room here for seating, pots and planting, making it a lovely spot to enjoy warmer afternoons.

Your new local could well be The Larkshall, around eight minutes away on foot. This beautifully restored sixteenth century farmhouse is full of character and serves craft beers alongside hearty pub classics and traditional Sunday roasts. A little further on, Highams Park is around twelve minutes away on foot, perfect for morning runs or gentle evening walks. From here you can take in wide views across London, wander beside the lake, and stop by Humphry's Café for tea and cake.

#### WHAT ELSE?

- Families are well catered for locally, with around a dozen primary and secondary schools rated 'Good' or 'Outstanding' within a mile of your door.
- Highams Park station is around a twenty two minute walk, where Overground trains run directly to Liverpool Street in around twenty three minutes.
- Walthamstow Central is just two stops away for a swift change to the Victoria line, while Chingford station is within about a half hour walk and runs regular services towards Clapham Junction.



#### A WORD FROM THE EXPERT...

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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