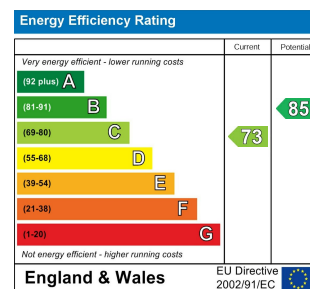
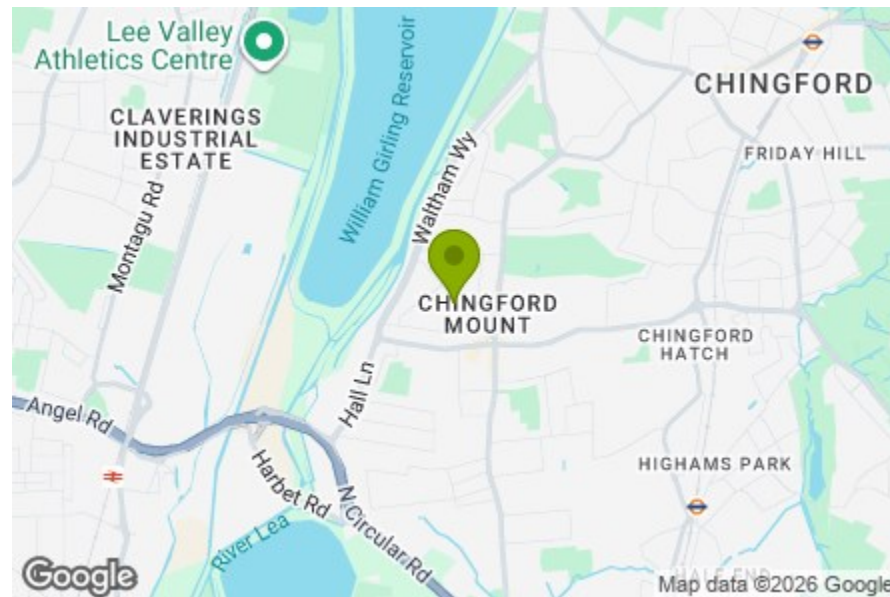




Total Area: 133.3 m<sup>2</sup> ... 1435 ft<sup>2</sup> (excluding garden room 145 sq ft, garage / storage, eaves storage)  
All measurements are approximate and for display purposes only.

- Reception Room  
13'0" x 12'1"
- Reception Room  
16'4" x 15'1"
- Kitchen  
12'1" x 11'1"
- WC
- Utility Room
- Bedroom  
8'10" x 7'0"
- Bedroom  
13'7" x 10'10"
- Bedroom  
11'0" x 10'1"
- Bathroom  
7'9" x 6'11"
- Bedroom  
17'8" x 11'1"
- Ensuite  
6'8" x 4'8"
- Garden  
32'9"
- Garden Room  
14'6" x 9'11"
- Garage/ Storage  
14'6" x 5'8"



## CHERRYDOWN AVENUE, CHINGFORD

Guide Price £650,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedroom House
- Mid Terrace 1930's
- Downstairs WC and Utility Room
- Approx. 1435 Square Foot
- Easy Access to Chingford and Walthamstow
- Chain Free
- Private Driveway
- Circa 33 Foot South West Facing Garden
- Rear Access and Garage/Garden Studio
- Short Walk to Chase Lane Park

GUIDE PRICE - £650,000 to £700,000

This spacious four-bedroom, chain free 1930s mid terrace is a well proportioned family home with a private driveway, a south west facing garden and easy access to both Chingford and Walthamstow. Chase Lane Park is a short walk away, and with the shops, cafés and everyday essentials of Chingford Mount close by, this is a home that balances green space with day to day convenience.

REQUEST A VIEWING  
0203 369 6444

**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

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#### IF YOU LIVED HERE...

The first reception room sits to the front beneath a broad bay window, a calm and welcoming space with plenty of natural light. It is also home to the wood burner, which brings a lovely sense of cosiness in cooler months. Beyond that, the second reception room opens things out beautifully, with generous proportions and garden views, making it a lovely place to gather or unwind.

The kitchen sits neatly alongside, with a practical flow for day to day living, warm timber cabinetry and a skylight overhead drawing in even more natural light. The separate utility room and downstairs WC are the kind of thoughtful details that make busy family life that bit easier.

Across the upper floors, the layout is well judged, with three bedrooms and the family bathroom on the first floor, then a generous top floor bedroom with its own en suite above. From up here, the elevated views are a lovely bonus, adding to the calm and tucked away feel of the room. Altogether you have around 1,435 square feet to settle into, with light filled rooms and a sense that the house has been carefully looked after over time. Air conditioning, underfloor heating and double glazing all add to the day to day comfort, giving the home a quietly considered finish.

Outside, the circa 33 foot south west facing garden is a lovely extension of the living

space, with rear access and a garage garden studio at the far end that could suit all sorts of uses. Whether you need somewhere to work, create, store bikes and tools or simply steal a little time to yourself, it is a genuinely useful addition.

#### WHAT ELSE?

- Chingford Mount is a short walk away for shops, supermarkets and cafés, with a handful of well-loved local spots for a relaxed coffee or bite to eat. A little further afield, Station Road in Chingford offers a broader mix, including Gina's, a new neighbourhood favourite known for its Italian menu and ties to celebrity chef patronage.

- When you want to head out, both Odeon Luxe Lee Valley and Queen Elizabeth's Hunting Lodge on the edge of Epping Forest are around ten minutes away by car.

- Parents will be pleased to know there are plenty of nearby primary and secondary schools rated Good or Outstanding.



#### A WORD FROM THE OWNER...

"Fourteen years ago we moved into this house and quickly realised it was more than just a place to live – it truly felt like home. Over the years we lovingly refurbished it with the intention that it would be our forever home. Every decision was made with care, from the cosy wood burner and home cinema to the air conditioning and Miele kitchen with its boiling water tap – all the little comforts that make everyday living feel special. We also added thoughtful modern touches such as solar panels, an EV charger and a house alarm, bringing together comfort, sustainability and peace of mind. During the pandemic, when home became the centre of our world, we spent time creating a beautifully sculpted garden and adding a garden office/crash pad. It became our peaceful escape – a place to work, relax, and enjoy quiet moments outdoors. This house has held so many wonderful memories for our family. But as life sometimes does, it has taken us in a new direction and we have relocated, leaving this much-loved home ready to begin its next chapter. We hope the next owners will feel the same warmth and welcome here that we felt all those years ago, and that this house will become the backdrop to many happy memories for them too."

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