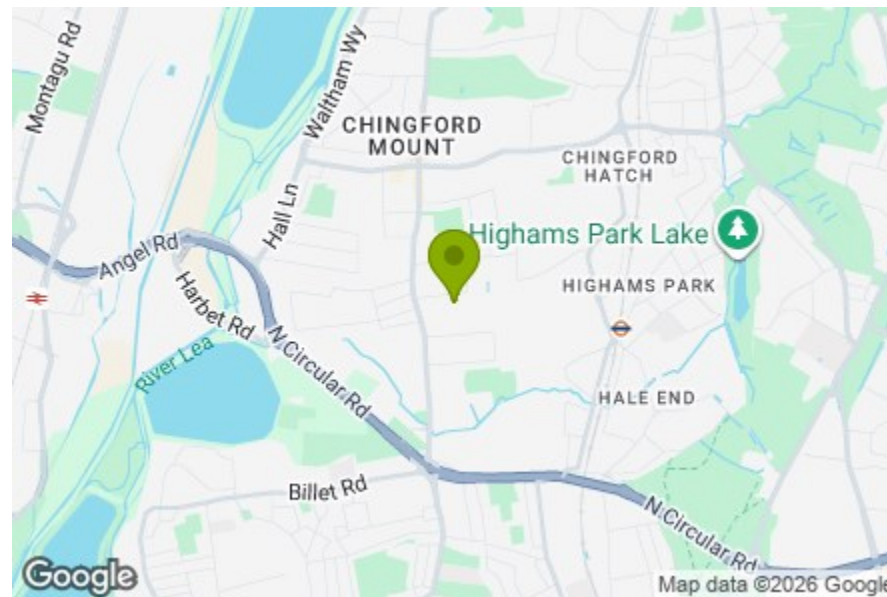


- Reception 27'1" x 12'3"
- Reception 12'9" x 10'9"
- Kitchen 12'11" x 6'4"
- Back Room 16'6" x 7'9"
- Bedroom 12'9" x 10'9"
- Shower Room 6'5" x 5'10"
- Bedroom 13'4" x 12'7"
- Bedroom 14'4" x 11'7"
- Bedroom 7'8" x 7'8"
- Garden 59'0" x 32'9"



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



FRANCES ROAD, CHINGFORD

Guide Price £700,000 Freehold
4 Bed House - End Terrace



Features:

- Four Bedroom House
- End of Terrace 1930's
- Easy Access to Highams Park and Walthamstow
- Potential To Extend (STPP)
- Private Driveway
- Approx. 1427 Square Foot
- Short Walk to Ainslie Wood
- Circa 60 Foot Rear Garden

GUIDE PRICE - £700,000 to £750,000

Perfectly positioned between Highams Park and Walthamstow, this four-bedroom end-of-terrace 1920s home combines generous proportions with plenty of character. Highlights include multiple living areas, a first floor bathroom, driveway and a beautiful 60 foot garden. There's also exciting scope to extend (subject to the usual permissions).

Highams Park station is a mile from your door, offering direct trains to Liverpool Street in around 23 minutes. You'll also find a fantastic range of amenities nearby, including highly regarded schools, making this a great spot for families.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVED HERE...

Beyond the private driveway and striking frontage lies a wonderfully proportioned home, thoughtfully arranged to maximise its 1,427 square feet of living space. Period features such as ornate cornicing and ceiling roses add charm and character throughout, while there remains exciting potential for further extension and redevelopment (subject to the usual consents).

To the front, a bright reception room enjoys a dual aspect and extends through to the rear, creating an excellent sense of space and light. A second reception room is more tucked away, making it ideal as a snug, den, or additional living space, with direct access to the garden.

The kitchen sits centrally within the home, offering a practical design with ample storage. It also benefits from access to an additional rear room, which overlooks the garden and provides useful flexibility as a utility, breakfast room, or home office.

Upstairs, there are three double bedrooms and a further single, which would make an ideal study or nursery. A family bathroom completes the first floor and includes a corner shower.

To the rear, a beautifully landscaped garden span 60 feet, rich with mature planting

that creates a real sense of privacy, character, and seclusion.

The home is one mile to Highams Park station for the Weaver Overground line, or hop on a bus and whizz to Walthamstow Central in a similar amount of time for the ultra-convenient Victoria line. The latter is also your route for enjoying the best of E17's Hoe Street, where Soho Theatre is now open after much fanfare, but you'll find plenty of food and drink-based perks closer to home, including VINO Tap, The Stag & Lantern Micropub, Biba & Wren and Yaz, while up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem.

The neighbourhood is home to a huge amount of greenery; Ainsie Wood is moments away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Parents will be pleased to know you have a wide choice of popular schools in the area.
- Head west towards Chingford, where you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company, and even closer to home you'll find Bannatyne Health Club.
- One of your new locals is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area.



A WORD FROM THE OWNER...

"A very cosy, quiet family house with comfortable surroundings. We have lived here for fifty seven years and brought our children up here. It is a twenty minute walk to Highams Park station, and a thirty minute walk to Highams Park lake."

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