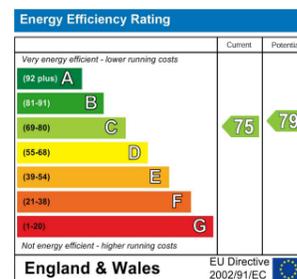




Total Area: 81.6 m² ... 878 ft²

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.



WESTMINSTER GARDENS, CHINGFORD

Offers In Excess Of £550,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom House
- End Of Terrace
- Approx. 878 Square Foot
- Easy Access to Chingford Station
- Private Driveway
- Rear Access
- Short Walk to Epping Forest
- Circa 30 Foot Rear Garden

A bright and spacious three bedroom end terrace house, set on a residential no-through road in Chingford with Epping Forest a short walk away. With a private driveway to the front, rear access to the garden and Chingford Station within easy reach, this is a home that balances calm surroundings with well connected day to day living.

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IF YOU LIVED HERE.....

You'd step into a welcoming hallway and find a practical ground floor layout unfolding around a generous reception room at the rear. At over twenty feet in length, this is a lovely open living and dining space with wooden flooring, a skylight above the dining area and doors opening straight onto the garden. The blue accent walls bring character, while the overall finish feels calm and easy to settle into. Just off the hall, the separate kitchen is neatly arranged with shaker style cabinetry, solid wood worktops and white tiling for a clean, classic feel. There is also a useful study bedroom on this floor, ideal as a third bedroom, workspace or guest room.

Upstairs, the two main bedrooms are both well proportioned doubles, each with a considered colour palette that gives them a restful feel. The larger of the two has a deeper green backdrop, while the second bedroom has soft blue walls and a light, airy finish. The bathroom sits between them, finished with green wall tiling, a full bath and a simple, fresh look.

Outside, the rear garden stretches to around thirty feet, with a

decked seating area leading to planted beds and a more natural garden section beyond. It is a nicely balanced outdoor space with room for morning coffee, weekend lunches and a bit of pottering, and the rear access adds extra practicality. Altogether, the house offers around 878 square feet, with a layout that feels flexible and well suited to everyday life.

WHAT ELSE?

- Chingford Station is within easy reach, with regular Weaver line services into Liverpool Street, making the City commute pleasingly straightforward.

- For a moving-in meal, The Royal Forest is around a twenty minute walk or a short drive away, a much loved local spot for food and drink on the edge of the forest.

- Gina has quickly become one of the area's most talked about destinations, bringing stylish interiors and a warm, welcoming feel to nearby North Chingford.



A WORD FROM THE OWNER...

"This has been the perfect home to start our family. We have lived in the property for the past six years and have found Chingford and Westminster Gardens specifically to be so welcoming. We have lovely neighbours - a mixture of young families, single professionals and older people and have built great friendships here. We are a ten minute walk from the station which has been perfect for commuting (you always get a seat) and a 10 minute walk from Station Road, which has a good selection of shops, cafés, restaurants and amenities such as the library and activities for young children. It has been the perfect place to have our first baby, with the family hub less than a five minute walk away which has lots of activities and support for young children and parents. We're also a ten minute walk from Pimp Hall Park. One of the things we'll miss the most is being able to walk to beautiful Epping forest in 5-10 minutes. We have had many happy days walking in the woods and will definitely miss having such easy access to the forest."

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Reception
20'7" x 16'8"

Bathroom
6'1" x 6'9"

Kitchen
6'2" x 10'1"

Bedroom
12'7" x 10'1"

Study/ Bedroom
6'10" x 12'11"

Garden
29'4" x 17'8"

Bedroom
12'7" x 8'11"



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