

Total Area: 80.2 m² ... 863 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.

- Kitchen / Diner
18'1" x 11'2"
- Reception
11'11" x 13'3"
- Bathroom
7'8" x 7'1"
- Bedroom
9'11" x 11'3"
- Bedroom
10'10" x 13'3"
- Bedroom
7'0" x 7'4"
- Garden
approx. 55'9" x 20'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B	72	
(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	



ROLLS PARK AVENUE, CHINGFORD Offers In Excess Of £575,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- 1930s Mid Terrace
- Off Street Parking
- Potential to Extend (STPP)
- Close to Local Amenities
- Easy Access to Walthamstow & Highams Park
- A Short Walk to Epping Forest
- Excellent Condition
- Being Sold Chain Free

This elegant three-bedroom, 1930s mid-terrace home offers a wealth of standout features, from the large rear garden to the private driveway - and all the beautiful detail in between. Although it already comes in at a sizeable 863 square foot, there's potential to extend further, which will be great for peace of mind.

As well as being just a short walk from Epping Forest, it enjoys easy access to Highams Park (recently named by the the Times as one of the 'best places to live', no less), where frequent trains run to London Liverpool Street in 25 minutes. You won't need to travel far for entertainment though as the thriving area is buzzing with great amenities.

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

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

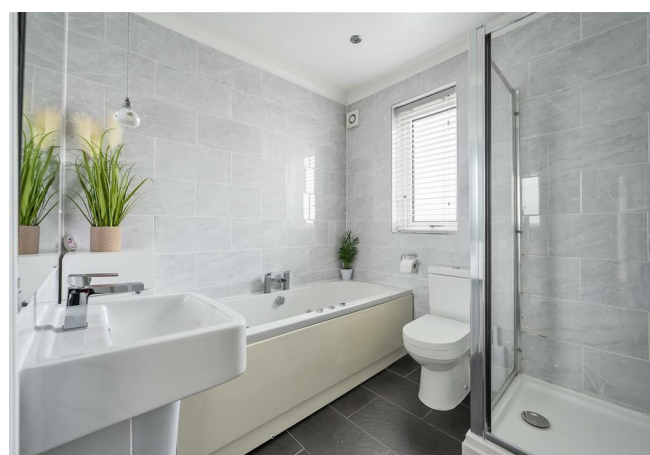
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 369 6444



IF YOU LIVED HERE...

Thanks to the polished finish and stylish design of this home, you'll be able to settle in and enjoy spreading out from the moment you move in.

The stately bay frontage will instantly set the tone for any visitors, as will the immaculate hallway, complete with custom under-stairs storage and beautiful details such as the ornate dado rail. You'll find more of this pristine finish in the reception area, which is flooded with natural light thanks to the open plan layout, perfectly showcasing the stunning original fireplace.

Your kitchen is located at the rear, easily accessed from the reception, but still within its own self-contained space. There's plenty of space for a full dining table, and the existing features, such as the units and metro brick tiling, are pristine.

The generous rear doors keep things extra bright and cheery, and it'll be a joy to head out onto the patio in summer. The substantial garden is handily low maintenance, with the decked area at the rear optimising your chance of catching some rays.

On your first floor, you've got two perfectly balanced double bedrooms and a third smaller room, which would be perfect for a kid's room or home office. There's also a pristine family-bathroom which has both a spacious bath tub and walk-in shower.

The home is just a 20 minute stroll to Highams Park station, or hop on a bus and whizz to Walthamstow Central in the same 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 will be opening very soon, but you'll find plenty of food and drink-based perks closer to home, including Vino Tap, The Stag & Lantern Micropub, Melting Point Bistro and Yaz. Meanwhile, 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; Memorial Park is less than five minutes on foot, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.

- You're only a 17 minute walk from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.

- Parents will be pleased to know you have an abundance of great schools in the area.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

WILL TURNER
ASSISTANT BRANCH MANAGER

REQUEST A VIEWING
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM