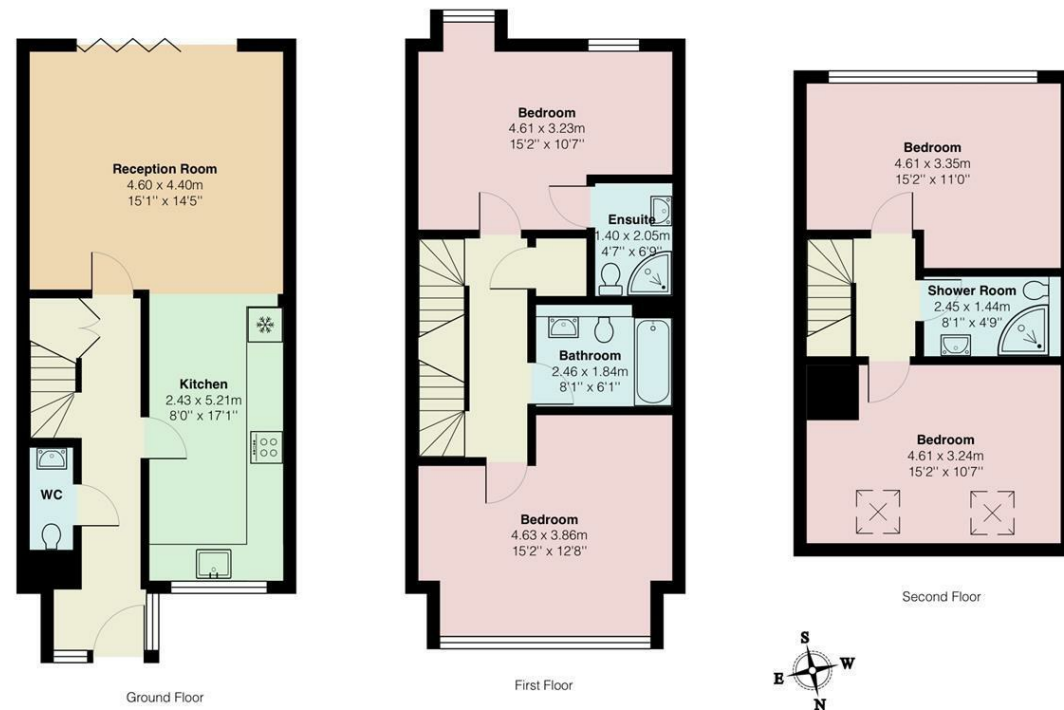


Garden - Approx. 21m x 8.6m (at Widest Points)



Total Area: 133.5 m<sup>2</sup> ... 1437 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## PINO WAY, CHINGFORD

Offers In Excess Of £800,000 Freehold  
4 Bed House - End Terrace



### Features:

- End of Terrace with handy side access (largest plot with huge garden)
- Under floor Heating on ground floor
- Secluded road and private parking
- 10 year builders warranty
- Worktop And Splashback 20mm Caesarstone 'Snow white' Quartz,
- Impressive high ceilings and large picture windows
- Bespoke Italian manufactured cabinetry with Bosch appliances
- Solar Panels and very energy efficient - low energy bill
- Close to Chingford Station and Epping Forest
- Large south facing garden with wooded area

A truly exceptional four double bedroom new build home, close to Chingford Station. Brick and block build and cavity insulation, solar panels and ground floor underfloor heating make this 1400 square foot home superbly energy efficient.

If you're looking for a move in ready new build home, you'll have everything you could want and more. With a choice of carpets in the staircases and bedrooms, smoke alarms, Superfast BT Broadband, radiators throughout, an 'A' or 'B' EPC rating, TV Points to lounge and bedrooms and an Advantage ten year new build warranty, the feature list is comprehensive.

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**E11, E7, E12 & E15**  
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0203 397 2222

**E4 & N17**  
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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
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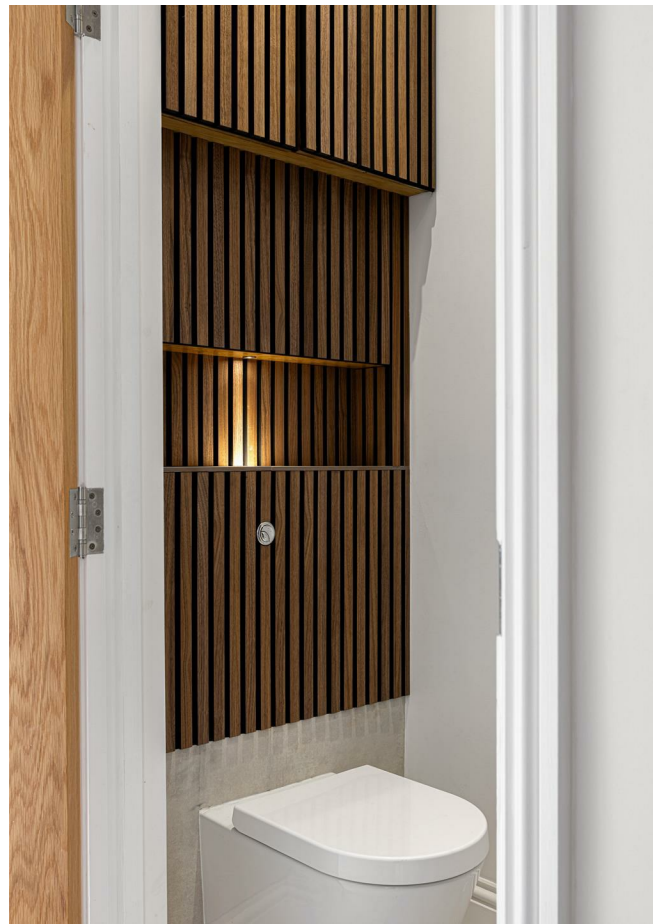
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### IF YOU LIVED HERE...

Head down your hallway, past the neat ground floor WC, and discover your kitchen to the right. At 120 square foot, the generous space sets the tone for your new home in terms of impeccable expanse and luxurious detail. Bosch oven, dishwasher, induction hob, microwave and canopy are all integrated into the bespoke Italian two tone units, along with an Indesit washer/dryer, Blanco Z -STYLE 500-IFU sink and Blanco Camia chrome tap. Worktops and splashbacks are 20mm Caesarstone 'Snow white' White Quartz. Your kitchen opens out into your 220 square foot reception, with the outsize tiling underfoot extending the the full length. Step through Anthracite grey bifold doors into your garden, with patio giving way to lush lawn, nicely lit.

On your first floor, you'll find your main bedroom to the rear, with the high ceilings that characterise the whole of your new home, 160 square foot of space and views over the garden through twin windows (aluminium and double-glazed, as throughout). Soft carpet lies underfoot as in every bedroom. Your en suite shower room has a corner shower and floating vanity sink. In common with all three bathrooms here you also have LED lighting, demist pads and chrome heated towel rails. Along the landing is your fully tiled family bathroom, with rainfall shower over the tub. Your primary bedroom to the front is 195 square foot, with a spectacular wall of windows. Your second floor is home to

two further double bedrooms and a third stylish bathroom.

You're just under a mile from Chingford Station, where regular Overground trains will whisk you to Liverpool Street in less than half an hour. All your amenities are close at hand. The ancient woodlands of Epping Forest are moments from your new home, with a vast expanse to explore at your leisure. Plus you're just around fifteen minutes on foot from Chingford Golf Club, Sailing Club and Rugby Club.

### WHAT ELSE?

- Your new local is The Royal Oak, a grand pub with glass fronted kitchen serving superlative Sunday roasts.
- The Odeon Luxe Lee Valley is under a ten minute drive away, providing a state of the art cinema experience to match your new home.
- Schools rated 'Outstanding' or 'Good' nearby include St Mary's Catholic Primary, Yardley Primary, and Heathcote School & Science College.



### 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 watchsports. 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 tranquility 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."

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**Reception**  
15'1" x 14'5"

**Kitchen**  
7'11" x 17'1"

**Bedroom**  
15'2" x 12'7"

**Bathroom**  
8'0" x 6'0"

**Ensuite**  
4'7" x 6'8"

**Bedroom**  
15'1" x 10'7"

**Bedroom**  
15'1" x 10'7"

**Shower Room**  
8'0" x 4'8"

**Bedroom**  
15'1" x 10'11"

**Garden**  
68'10" x 28'2"



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