



PINO WAY, CHINGFORD £785,000 Freehold 4 Bed House - End Terrace



Features:

- Semi detached 4 bed with handy side access
- Under floor Heating on ground floor
- Secluded road and private parking
- 10 year builders warranty
- Worktop And Splashback 20mm Caesarstone White Quartz
- Impressive high ceilings and large aluminium picture windows
- Bespoke Italian manufactured cabinetry and Bosch Appliances
- Solar Panels and very energy efficient
- Superfast BT broadband
- Large south facing garden

An exceptionally spacious, beautifully presented, four bedroom end terrace. Spread over three floors with high quality craftsmanship throughout and many energy efficient features, all complete with an Advantage ten year new build warranty.

Among the many new features throughout your brick and block built new home are strikingly high ceilings, TV points to the lounge and all bedrooms and smoke alarms. Cavity wall insulation, ground floor underfloor heating, radiators throughout, aluminium double glazed windows, and solar panels all contribute to an 'A' or 'B' EPC rating. You also have superfast BT Broadband and a choice of carpets in the lounge and bedrooms.

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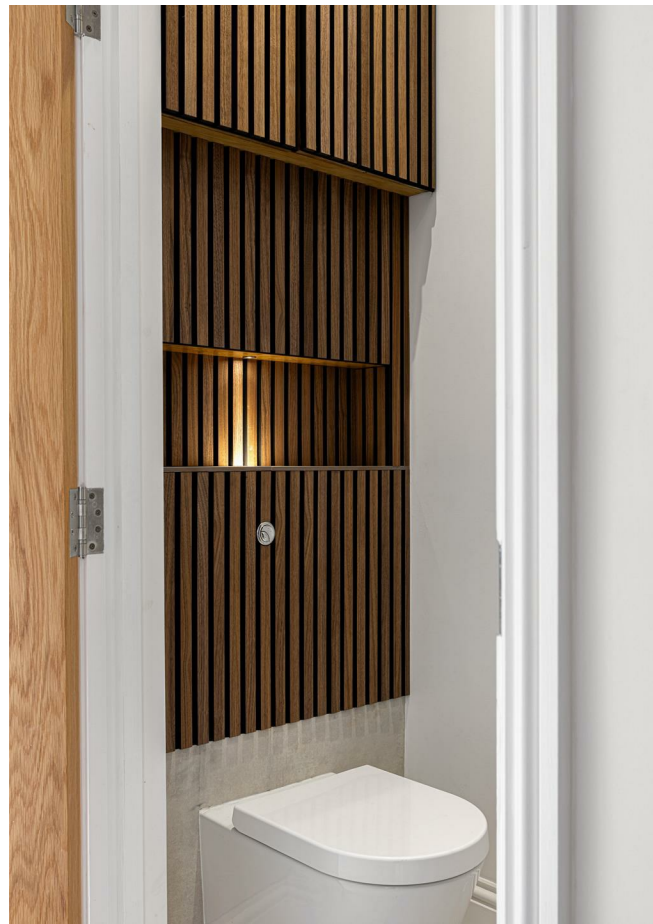
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IF YOU LIVED HERE...

Upon entering your bright welcoming entrance hall you'll find your sophisticated kitchen on the right. In here there are plenty of bespoke Italian hardwood cabinets, smooth 20mm Caesarstone 'Snow white' White Quartz worktops and splashbacks, and a full range of sleek integrated Bosch appliances including, dishwasher, induction hob, microwave, oven and canopy hood. There's also an Indesit washer-dryer, Blanco Z-STYLE 500-IFU sink and Blanco Camia chrome tap. Underfoot, pale sandstone flooring flows into your enormous reception area.

Here a triple set of Anthracite grey bifold patio doors take you out into your south facing garden. Out here there's a perfect blend of paved entertaining space and lush green lawn, all softly illuminated by external lighting. Back inside you'll find a handy ground floor WC, with statement wood panelling and recessed lighting, before you head upstairs to your principal bedroom. In here, soft plush carpet runs underfoot and two large windows overlook the garden but the real hidden gem is your luxurious en suite shower room with smoky marbled walls and floor, and a rainfall stroll in shower. As with all your bathrooms, this features LED lighting, demist pad and heated chrome towel rails.

Just next door sits your family bathroom, with the same high quality finish and another rainfall shower over the tub. Your second sleeper has an enormous wall to wall and floor to ceiling window that bathes the whole room in natural light. Out on the landing, modern timber bannisters add clean lines and a unique contemporary touch,

leading you up to your second floor. Up here there are two further generous double bedrooms. With more of those huge bright windows and treetop views. Your third and final bathroom is another immaculate stylish affair with another refreshing walk in rainfall shower.

In just a few minutes, you'll be out in the open green refreshing spaces of Lee Valley and Epping Forest. Walk or cycle round the Lee Valley reservoirs or head further North into the woodland of Epping Forest. There are plenty of leisure pursuits to enjoy here too, with a sailing club, golf course and even a campsite all close to your Lea Valley Road entrance. As you work your way round the reservoirs, why not stop off at The Valley Cafe for a well deserved refreshment break. Hawkwood Nature Reserve sits on the edge of Epping Forest, and you're also within easy reach of Chingford Sailing, Golf and Rugby clubs.

WHAT ELSE??

- Local education is of a high standard. Normanhurst independent school is less than a mile away and five schools within a similar distance have been rated 'Outstanding' or 'Good' by Ofsted.

- Your new local will be the family friendly Royal Oak, just along the road. This gastropub is famous for its rotisserie chicken and traditional country pub ambience. Chingford station is less than a mile on foot from your door, where you'll find fast Overground services to Walthamstow in nine minutes, Hackney in eighteen minutes and Liverpool Street in twenty seven.



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
15'0" x 14'5"

Kitchen
7'9" x 16'11"

Bedroom
14'11" x 12'6"

Bathroom
8'0" x 5'11"

Ensuite
4'7" x 6'9"

Bedroom
14'11" x 10'6"

Bedroom
14'11" x 10'7"

Shower Room
7'11" x 4'8"

Bedroom
14'11" x 10'10"

Garden
19'8" x 42'7"



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