



Reception
11'9" x 13'5"

Kitchen/ Diner
15'5" x 15'1"

Bedroom
15'5" x 10'2"

Bedroom
9'10" x 11'9"

Bathroom

Garden Storage
14'3" x 7'6"

Garden
16'6" x 36'9"

Total Area (Excluding Garden Storage): 80.4 m² ... 865 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NORMANTON PARK, CHINGFORD

Offers In Excess Of £475,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace
- Side Access
- Approx. 865 Square Foot
- Moments from Epping Forest
- Easy Access to Chingford and Highams Park
- Circa 37 Foot Rear Garden
- Potential to Extend (STPP)

Benefiting from easy access to Highams Park and Chingford, this spacious two-bedroom mid-terrace home sits in a fantastic area at the edge of Epping Forest.

Highlights inside include the large reception room with adjoining kitchen/diner and the first floor family bathroom, while outside you've got a 37 foot garden with storage and side access. There's even potential to extend the home further (STPP), great for peace of mind.

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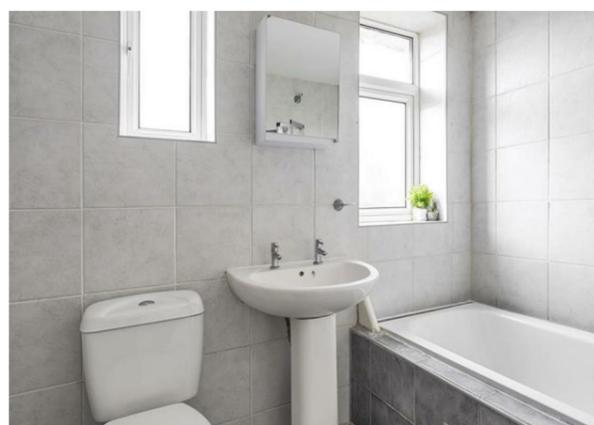
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IF YOU LIVED HERE...

If this is your first time in the area, prepare to be wowed, but let's start by exploring your 865 square foot home...

You're set up well with the bright and immaculately finished front reception, with its generous windows, soft carpeting and traditional style features such as the brick fireplace. Head through the charming archway to the rear for your smartly designed kitchen/diner, which is the perfect spot for entertaining with its sleek units and high spec appliances. There's ample storage and an abundance of natural light flooding in from the spacious rear garden, which has a lush lawn and handy storage ready. The cleverly planned passageway providing side access will be a fantastic convenience here, too.

On the first floor, you've got two spotless bedrooms and contemporary family bathroom, which has an over-tub shower.

You'll love being so close to the nature of Epping Forest but also within easy reach of the city; Chingford station is 0.9 miles away, where you can get to Liverpool Street on the Weaver Overground in around 25 minutes.

As well as the sprawling forest, you're within walking distance of Pimp Hall Nature

Reserve - a brilliant place for the community to come together.

Chingford itself has a thriving food and drink scene. Looking for a recommendation? The Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million pound refurbishment. The area is also now home to Gina's, a newly opened chophouse from acclaimed pastry chef Ravneet Gill and her husband, already tipped by British Vogue as having the potential to become "London's new foodie hotspot." It's 0.8 miles away.

WHAT ELSE?

- Drivers can be on the M25 or North Circular in around 10 minutes.

-Not only do you have the option of getting the Overground all the way to Liverpool Street directly from Chingford station, you can also change three stops down the line at Walthamstow to access the speedy Victoria line to the West End. There's a good bus network in the area too.

- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



A WORD FROM THE OWNER...

"One of the standout features of this property is its fantastic location - just off Station Road with its range of shops, and close to Chingford Station offering direct trains to Liverpool Street or easy underground connections via Walthamstow Central. The property also benefits from being in an area with excellent school catchments, surrounded by highly rated Ofsted schools. Inside, the home offers unusually large bedrooms - the main with two additional spaces perfect for cupboards/storage, and a second that's equally spacious with plenty of room for bed, storage and desk space. The kitchen extension is a big selling point, creating a truly impressive space with ample room for a dining area - perfect for entertaining, and far larger than what you'd typically expect from a two-bedroom home. The partially converted loft has windows and carpeting, presenting great potential for a third bedroom. Outside, the garden is generous and includes a brick-built, fully electric shed which could easily be transformed into a home office or gym. Our property combines modern living with fantastic scope for future potential."

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