

Reception Room  
13'8" x 10'2"

Dining Room  
11'8" x 10'2"

Kitchen  
10'2" x 7'10"

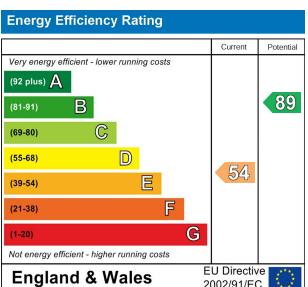
Bedroom  
13'8" x 10'2"

Bedroom  
11'8" x 7'4"

Bathroom  
10'2" x 7'10"

Garden  
29'6"

Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**STANLEY ROAD, CHINGFORD**  
Offers In Excess Of £550,000 Freehold  
2 Bed House



#### Features:

- Two Bedroom House
- End of Terrace
- Moments from Chingford Station
- Approx. 735 Square Foot
- Potential To Extend (STPP)
- Side Access
- Short Walk to Chingford Plains and Epping Forest
- Circa 30 Foot South Facing Garden

An end of terrace two bedroom house offering around 735 square feet of thoughtfully arranged accommodation, set moments from Chingford station and well placed for local amenities. Side access adds everyday convenience, while a south-facing garden of approximately 30 feet creates a valuable outdoor addition. With Chingford Plains and Epping Forest just a short walk away, green open surroundings are close at hand. The home also offers potential to extend, subject to the usual permissions, allowing future owners to enhance and evolve the space in a way that suits their lifestyle.

**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

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id@stowbrothers.com  
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#### IF YOU LIVED HERE...

The house presents itself beautifully, with warm-toned brickwork and traditional detailing giving a sense of care and quiet refinement. The facade feels composed and assured, creating an inviting first impression that sits comfortably within the rhythm of the street.

Inside, rich herringbone wood flooring sets a welcoming tone across the ground floor. At the front, the reception room has a warm, layered feel, with soft colour choices and decorative cornicing adding character and a subtle nod to the home's heritage. The bay window allows daylight to filter gently through, giving the room depth and presence. The dining room follows naturally, generous in scale and well suited to long dinners or everyday meals, with the same flooring providing continuity and flow. Light comes in through the window, adding texture and a sense of ease, while the proportions comfortably accommodate a large table. To the rear, the kitchen feels characterful and relaxed, with natural materials, tiled walls and open shelving giving it personality. There is clear potential to open this area fully into the dining room and extend further at the rear, subject to the usual permissions, creating a broader layout with wide glazing that would draw the garden into daily life.

The south-facing garden offers a pleasing balance of grass and paving, enjoying sunlight throughout the day, with the opportunity to shape and personalise over

time.

Upstairs, the main bedroom benefits from a bay window bringing in soft daylight, with built-in wardrobes helping the room feel settled and considered. The second bedroom is neatly proportioned and versatile, with a calm atmosphere and dimensions that work comfortably for a range of uses. Finishing the home, the bathroom is generously sized and finished in soft neutral tiling, with a bath and overhead shower creating a soothing, comfortable setting.

Just beyond the front door, the area offers a rewarding mix of green open land and local life. Chingford Plains, part of Epping Forest, is ideal for long walks, often followed by a relaxed stop at Butlers Retreat, well known for its food and drinks served within the forest. Along Chingford High Road, local amenities sit alongside Breeze, popular for its brunch menu and speciality coffee, while The Rusty Bike is a local favourite for craft beers and its Thai kitchen. Families are well served too, with respected schools nearby, including Whitehall Primary School, just an 11-minute walk away.

#### WHAT ELSE?

Chingford station is around a five-minute walk away, providing regular services into Liverpool Street and making day-to-day travel into central London straightforward. A choice of bus routes also run locally, offering easy connections across the surrounding area and beyond.



#### A WORD FROM THE OWNER...

"We have loved our time here at Stanley Road, it's been the perfect place to start our family. We have lived here for 5 years and we have made wonderful memories and friends for life. The location of the property has been great for us, we are a short walk to station Road, the train station and Epping Forest. We spend our spare time going for muddy walks around Epping Forest with our two children. Ending at one of the many coffee shops on the way home for cake and a babychino. We have great relationships with all our neighbours and there is a real sense of community on Stanley road. This house has given us so many happy moments, and we hope that the next owners will make just as many lovely memories here as we have."

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