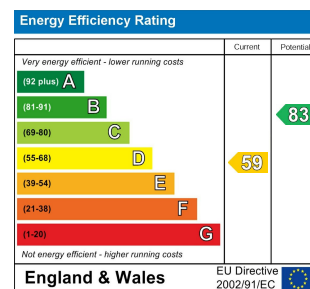
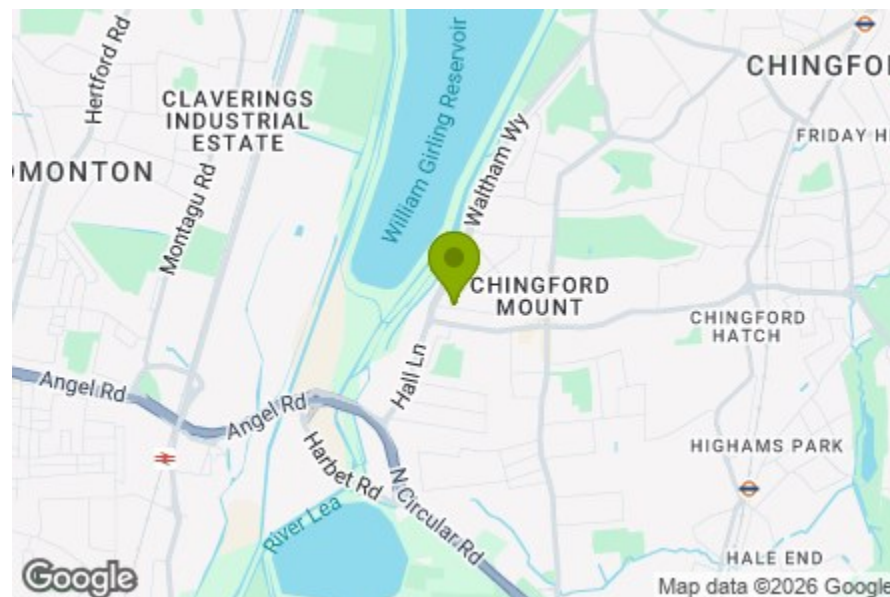




Total Area (Excluding Garage): 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup>

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.

- Reception  
12'5" x 25'5"
- Kitchen/ Diner  
18'0" x 21'4"
- Bedroom  
6'0" x 8'1"
- Bedroom  
11'10" x 13'7"
- Bedroom  
11'10" x 11'4"
- Bathroom  
5'11" x 5'9"
- Garden  
25'5" x 22'7"
- Garage  
7'5" x 16'3"



## MIDDLETON AVENUE, CHINGFORD

### Offers In Excess Of £575,000 Freehold 3 Bed House - Semi-Detached



#### Features:

- Three Bedroom House
- Semi Detached 1930's
- Approx. 1096 Square Foot
- Chain Free
- Easy Access to Walthamstow and Chingford Stations
- Private Garage and Driveway
- Potential to Extend (STPP)
- Downstairs WC
- Large Corner Plot
- Short Walk to Chase Lane Park

Set on a well-connected residential street in Chingford, this chain free three-bedroom 1930s semi-detached home offers a generous 1096 square feet of living space, a private garage, driveway and a large corner plot with potential to extend, subject to planning permission. Chase Lane Park is just a short walk away, while Walthamstow and Chingford stations are both within easy reach.

**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.....

Step through the porch and into a welcoming home unfolding across two floors, offering around 1096 square feet of well-proportioned living space. A central hallway sets the tone, with a downstairs WC neatly tucked away and a natural flow guiding you through the ground floor.

The reception room sits to the front, with a bay window drawing in plenty of daylight and offering ample space for both relaxing and gathering. To the rear, the kitchen/diner stretches across the back of the house, creating a generous everyday hub with direct access out to the garden. It's a practical, well-considered layout with room for cooking, dining and spending time together.

Upstairs, you'll find three bedrooms and a family bathroom. Two are comfortable doubles, while the third is ideal as a nursery, study or guest room. Outside, the corner plot brings a welcome sense of openness, with a private garage and driveway adding to the home's everyday ease.

#### WHAT ELSE?

- Chase Lane Park is a short walk away, offering green space, play areas and a handy local spot for fresh air.
- Chingford Mount is close by for day-to-day essentials, cafés, shops and useful local amenities.
- Walthamstow and Chingford stations are both within easy reach, giving you strong connections across East London and into the city.



#### A WORD FROM THE EXPERT.....

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

REQUEST A VIEWING  
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM