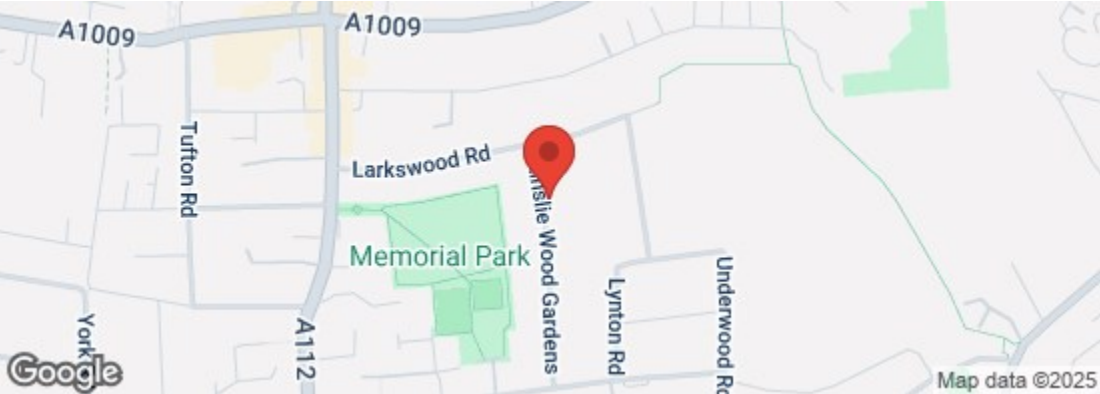




TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 935.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



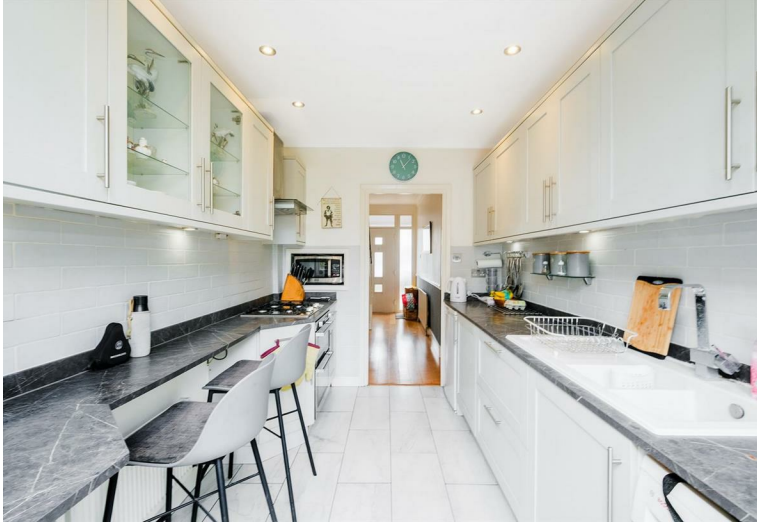
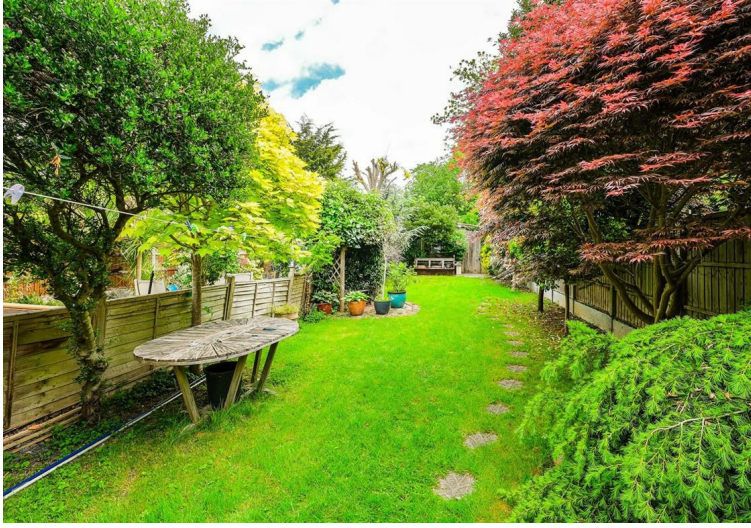
**CHURCHILL**  
estates

Ainslie Wood Gardens, Chingford, E4 9BN  
£575,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled in the charming Ainslie Wood Gardens of Chingford, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 935 square feet, the property features a spacious reception room that invites relaxation and social gatherings. The well-appointed kitchen and dining area provide an ideal space for family meals and entertaining guests.

The three bedrooms are generously sized, making them perfect for families or those seeking extra space for a home office or guest room. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the beautiful garden, which offers a serene outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is perfect for summer barbecues or quiet evenings under the stars.

Additionally, this home comes with the added benefit of detached double garage to rear, a valuable asset in this desirable area. Being chain-free, the property is ready for a smooth transition, allowing you to settle in without delay.

Conveniently located, this house provides easy access to Highams Park Station, making commuting to London and beyond a breeze. With its appealing features and prime location, this property is an excellent opportunity for anyone looking to make Chingford their home.

