

TOTAL FLOOR AREA: 1202 sq.ft. (111.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights 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 operation or efficiency can be given.

Made with NetScout (2025).

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1202.00 sq ft

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

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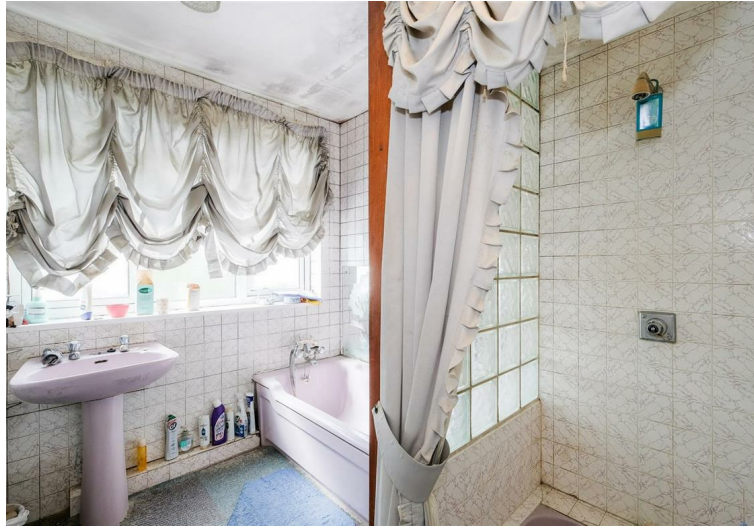
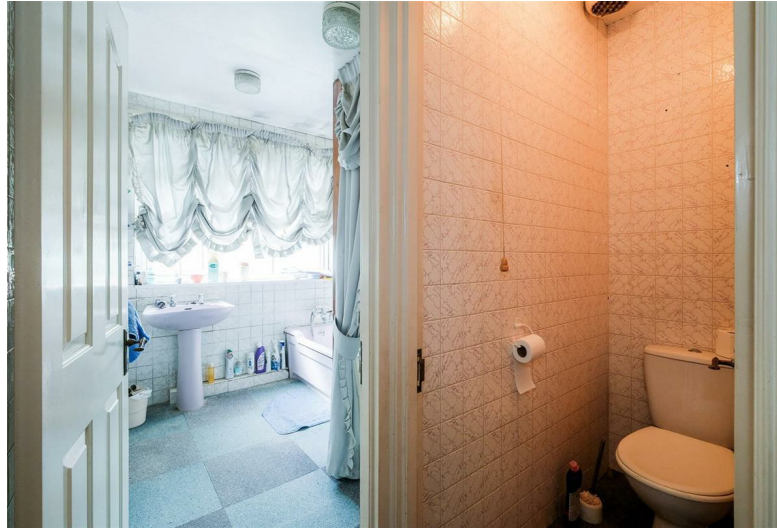
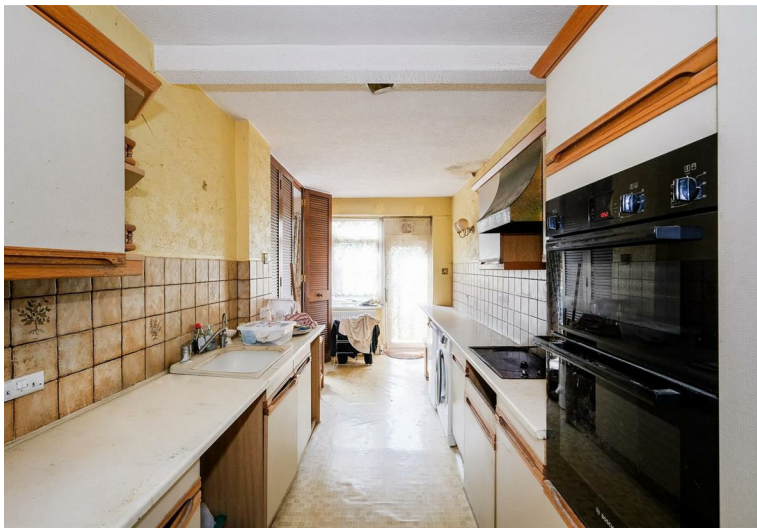
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Ainslie Wood Gardens, Chingford, E4 9BL
Asking Price £575,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Nestled in the desirable Ainslie Wood Gardens, this charming end-of-terrace house presents an excellent opportunity for those seeking a family home in a vibrant London neighbourhood. Spanning an impressive 1,202 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The double-storey rear extension offers potential for further enhancement, allowing you to tailor the space to your personal taste and lifestyle. The property also includes a bathroom, ensuring convenience for all residents.

One of the standout features of this home is its fantastic location. It is within easy reach of Highams Park Station, providing excellent transport links to central London and beyond. Additionally, the property is situated close to the well-regarded Ainslie Wood School, making it an attractive option for families with children. The nearby park offers a lovely green space for outdoor activities and relaxation.

With parking available for one vehicle, this property combines practicality with comfort. The surrounding area is rich in local amenities, ensuring that all your daily needs are met within a short distance.

This house presents a refurbishment opportunity, allowing you to create your dream home in a sought-after location. Whether you are a first-time buyer or looking to invest, this property is not to be missed.

Embrace the chance to make this house your own in a community that offers both convenience and charm.

