



Reception
10'8" x 16'2"

Kitchen / Diner
17'10" x 21'4"

Reception
11'7" x 15'11"

WC
5'2" x 6'9"

Garage
11'10" x 25'5"

Bedroom
10'8" x 10'1"

Bedroom
7'4" x 8'2"

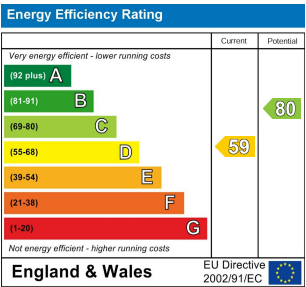
Bathroom
6'0" x 9'1"

Bedroom
10'0" x 11'1"

Bedroom
15'11" x 15'10"

4.37 x 7.58

Garden
approx. 138'6" x 35'9"



CHINGFORD AVENUE, CHINGFORD

Offers In Excess Of £880,000 Freehold

5 Bed House - Semi-Detached

Features:

- Five Bedroom House
- Semi Detached Edwardian
- Easy Access to Chingford, Walthamstow and Highams Park
- Approx 2000 Square Foot
- Potential to Extend (STPP)
- Driveway and Side Access
- Moments from Ridgeway Park
- Circa 140 Foot South Facing Garden
- Large Private Garage
- Downstairs WC

This exceptional five-bedroom Edwardian semi-detached home offers a wealth of standout features, including a spacious kitchen/diner, two reception rooms, a ground floor WC and first floor bathroom, plus a 140 foot south-facing rear garden, private driveway and garage.

As well as being just a short walk from Epping Forest, it enjoys easy access to Highams Park, Chingford and Walthamstow, but with almost 2000 square feet of space to spread out in (and that's not even including the garage), you could almost manage to get lost in your own home. There's even potential to extend it further.

REQUEST A VIEWING

0203 369 6444



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IF YOU LIVED HERE...

Beyond that convenient driveway and charming Edwardian facade, your front reception is flooded with light thanks to the bay windows, perfectly showcasing the ornate features such as the ceiling rose.

At the rear of the home, you have another tasteful reception, which is the perfect sitting room, with its soft carpeting and spotless decor. However, when it comes to entertaining, you'll love making use of your modern kitchen/diner, with its high-spec appliances, smart cabinets and space for a full-size table. During warmer months it'll be a delight to open up the patio doors and enjoy the view of your huge rear garden, with its mature trees, spacious lawn and patios. There are even two charming storage areas, as well as side access and of course the garage.

Upstairs, you'll find five immaculate bedrooms, including a vast one that has masses of room for a walk in wardrobe and en suite. There's also a spotless family bathroom, with a contemporary walk-in shower and sparkling fittings. Don't forget you also have a spacious WC on the ground floor.

As for beyond, you've also got the vast woodlands of Epping Forest nearby, while Chingford station is 1.2 miles away, where you can whizz into Liverpool Street on the Overground in half an hour (one of the reasons this area is so popular).

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. Before enjoying the exceptional food now on offer, look out for the feature window on the stairwell that references Elizabeth I and her connection to the area.

You're also mere metres from Ridgeway Park, home to the Chingford & District Model Engineering Club, where members of the public can ride on the model railway on Sundays.

WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area - one of the reasons why Chingford is so popular with young families.

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

- How about making your new local the Larkshall? This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's 0.9 miles away.



A WORD FROM THE OWNERS...

"This has been our home for nearly 50 years; we brought our family up here and have gradually changed the internal layout to suit our needs. The house was in three flats when we bought it and we carefully integrated it into the lovely home it now is. When we bought the house we were told that it had been built to accommodate the local fire station with the garage housing the fire engine and the horses which drew it living in the neighbouring field.

Times changed but the peaceful position of the house did not. Our neighbours are friendly and we are in easy walking distance of North and South Chingford, the access to amenities is an easy walk or bus ride. The south facing rear garden, surrounded by mature trees and shrubs provides a lovely setting for a family home which we are leaving reluctantly as it is now too big for our needs."

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