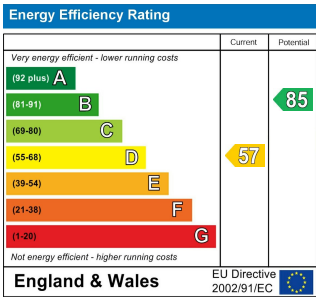
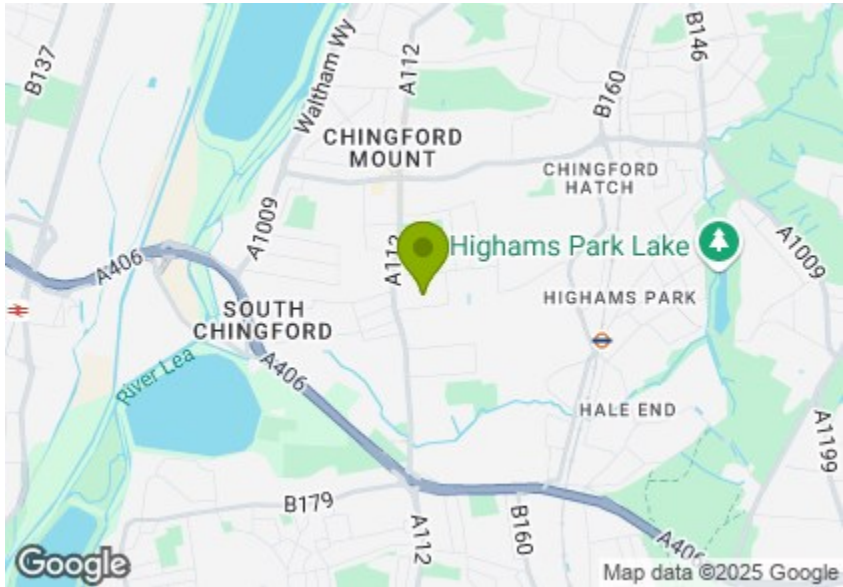


Total Area (Excluding Loft Room): 73.4 m² ... 790 ft²

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.



ROYSTON AVENUE, CHINGFORD

Offers In Excess Of £575,000 Freehold

2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace Victorian
- Easy Access to Walthamstow and Highams Park
- Approx. 790 Square Foot (Not Including Loft Room)
- Potential To Extend (STPP)
- Additional Loft Room
- Circa 62 Foot Rear Garden
- Chain Free
- Rear Access

This beautifully presented two-bedroom Victorian terrace exudes character and individuality, thoughtfully curated by owners with a keen eye for interiors. Spanning 790 ft², this charming home also offers exciting potential to extend (STPP). The additional loft room provides versatile extra space, while the 62-foot south-facing garden ensures all-day sunshine. With the added convenience of rear access and a chain-free sale, your move-in process couldn't be smoother.

Beyond the home itself, families will appreciate the access to outstanding Ofsted-rated schools. Commuters will love the ease of Highams Park station, offering direct links to the City and quick connections to the Victoria Line at Walthamstow—putting central London within easy reach.

This is a rare opportunity to secure a character-filled home in a well-connected, sought-after location.

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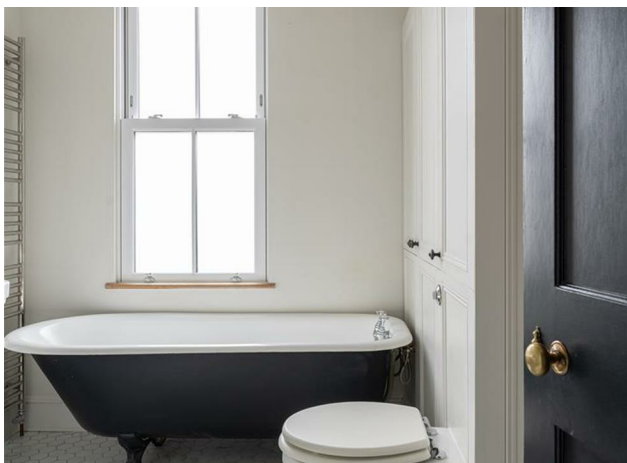
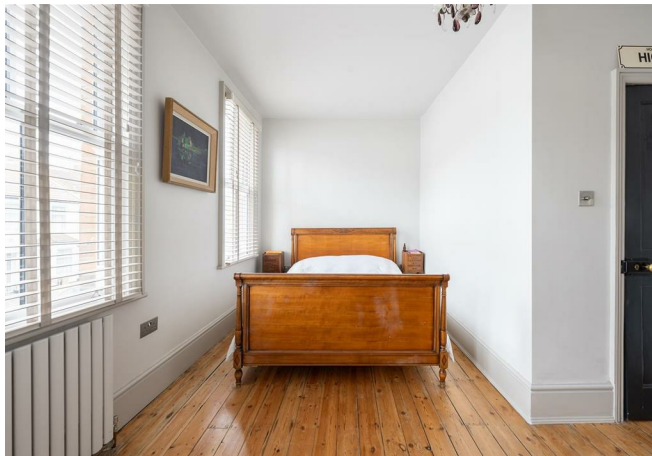
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IF YOU LIVED HERE

Step through your period front door, adorned with stained glass panels, and be welcomed by beautifully restored original floorboards that flow seamlessly throughout both floors.

To your right, the reception room is filled with natural light from a bay window, whilst handy alcove shelving and a chimney recess add character.

At the rear, the kitchen diner is bathed in all-day sunlight, with glazed sliding doors leading to the garden and an additional single door for access in cooler months. A white-tiled splashback, built-in wine rack, and large gas cooking range cater to budding chefs, while soft-toned rag-rolled walls and polished wooden countertops lend a rustic charm. An island bar, illuminated by two enamel pendant lights, stylishly extends your workspace.

Step outside to a meticulously tended garden, where climbing jasmine fills the air with its summer fragrance and passion flowers bloom nearby. A stepping-stone path leads through the lush lawn to a secluded gravel and paved area—perfect for toasting the last rays of the day.

Upstairs, the principal bedroom spans a generous 178.87 ft², illuminated by three windows for an abundance of natural light. The second bedroom, at 104.13 ft², retains its original cast-iron fireplace with an ornate mantelpiece, adding a touch of period

charm.

The family bathroom features a striking black roll-top bath, a walk-in shower, built-in storage, and elegant hexagonal floor tiles complete the look.

Ascend to the loft room, a bright and airy retreat where character meets versatility. A Velux window invites natural light to stream in, while exposed wooden beams and a whitewashed brick wall maintain the home's original charm. Whether you envision a creative studio, a tranquil reading nook, or an additional bedroom, this space adapts to your needs. Thoughtfully designed storage solutions, including built-in cupboards and ample eaves space, ensure both style and practicality.

WHAT ELSE?

It comes as no surprise to residents when The Times recently named the area as one of "the best places to live"

You'll find plenty of food and drink-based perks in the neighbourhood including: Vino Tap, The Stag & Lantern Micropub and the Time Out-approved Good Friend Chinese Restaurant.

The neighbourhood is home to a huge amount of greenery; Memorial Park is less than five minutes on foot, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.



A WORD FROM THE OWNER....

"Sadly, we're moving abroad for work and have to leave our beautiful home. We'll miss its south-facing garden, which is bathed in sunlight from 7 a.m. to 7 p.m. during the summer. We loved spending our lunch breaks in Ainsley Wood and Larkwood at the end of the road, where we've regularly spotted woodpeckers and even seen hedgehogs and a pheasant. We also enjoyed exploring Epping Forest on weekends and will truly miss the natural light that fills the house. We hope you enjoy living here as much as we have."

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Reception
9'10" x 14'2"

Kitchen/ Diner
15'7" x 14'0"

Bedroom
16'0" x 11'10"

Bedroom
8'8" x 11'6"



Bathroom
6'11" x 8'1"

Loft Room
10'10" x 10'10"

Garden
62'11" x 16'8"



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