



Garden  
52'5"

Kitchen  
14'8" x 6'5"

Conservatory  
17'5" x 6'2"

Reception Room  
17'11" x 14'8"

Bedroom  
10'9" x 9'4"

Bedroom  
14'6" x 9'8"



## WITTENHAM WAY, CHINGFORD

Offers In Excess Of £450,000 Freehold  
2 Bed House - End Terrace



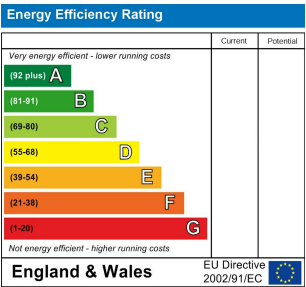
### Features:

- Two Bedroom House
- End of Terrace
- Easy Access to Highams Park and Chingford
- Approx. 800 Square Foot
- Potential to Extend (STPP)
- Moments from Epping Forest
- Private Driveway
- Circa 53 Foot Rear Garden

This smartly laid-out two-bedroom end-of-terrace home enjoys a peaceful setting with easy access to both Chingford and Highams Park, as well as the wonderful woodlands of Epping Forest.

Offering a generous 800 square feet of space – with potential to extend further – the property comes with a spacious south-facing rear garden and a private driveway. Inside, you'll find a separate reception room and kitchen, a bright conservatory, and a well-appointed first-floor bathroom. It's got all the makings of an ideal family home.

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#### IF YOU LIVED HERE...

Beyond the smart driveway, your reception room is filled with natural light thanks to the generous windows. The contrast palette adds character, while features like the fireplace alcove bring a touch of period charm. To the rear, the kitchen is sleek and practical, with plenty of storage.

You also have a versatile conservatory. However you use it, it's a joy to open the patio doors in warmer months and spill out into the south-facing garden. This beautifully landscaped outdoor space includes a large patio, spacious lawn, and mature planting, with a handy storage shed tucked away.

Upstairs, you'll find two bedrooms – one with bespoke in-built storage – along with a stylish and modern family bathroom.

Location-wise, you're just a short walk from the vast woodlands of Epping Forest, and under a mile from Chingford station, where the Overground can whisk you to Liverpool Street in around 30 minutes – just one of the many reasons this area is so popular.

Chingford has a thriving food and drink scene too. Tuck into authentic Thai at the Rusty Bike pub, or pop upstairs to Sushi Monster, where fresh Japanese food arrives via miniature trains – a hit with kids and grown-ups alike. Wilson's fish and chips has been a local favourite for nearly a century.

You'll also find Pimp Hall Park just a short stroll away, a peaceful green space that hosts a variety of community events throughout the year.

#### WHAT ELSE?

- You're less than a mile from Ridgeway Park, home to the Chingford & District Model Engineering Club, where members of the public can ride on the model railway on Sundays.
- 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 16 mins away.



#### A WORD FROM THE OWNERS...

"Our enjoyment of our home stems from its location. Nicely nestled between 2 Overground stations, and a short ride to Woodford Underground, makes travel into London easy for work or leisure. Each station provides its own high street with a medley of shops, bars, cafes, and restaurants; whilst only at the bottom of the hill is a useful suite of shops and food provision. With this convenience comes the tranquility of Epping Forest. Less than 300m away it's great for walking, running, cycling, or just sitting quietly.

We've always loved the ease our house brings. A front extension provides space for a proper dining table, and the side extension houses the laundry, leaving the kitchen for the cooking. Our garden space feels like an extension of the forest with blackberries growing at the rear and a hazelnut tree for some shade. We know that the next owner will love it too – especially on New Year's Eve when the elevated view from the rear is so special."

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