



SINCLAIR ROAD, CHINGFORD
Guide Price £475,000 Freehold
2 Bed House - Semi-Detached



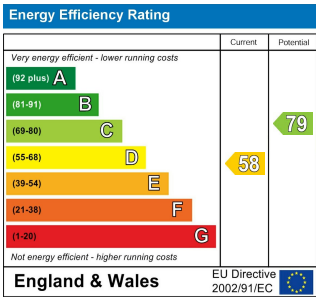
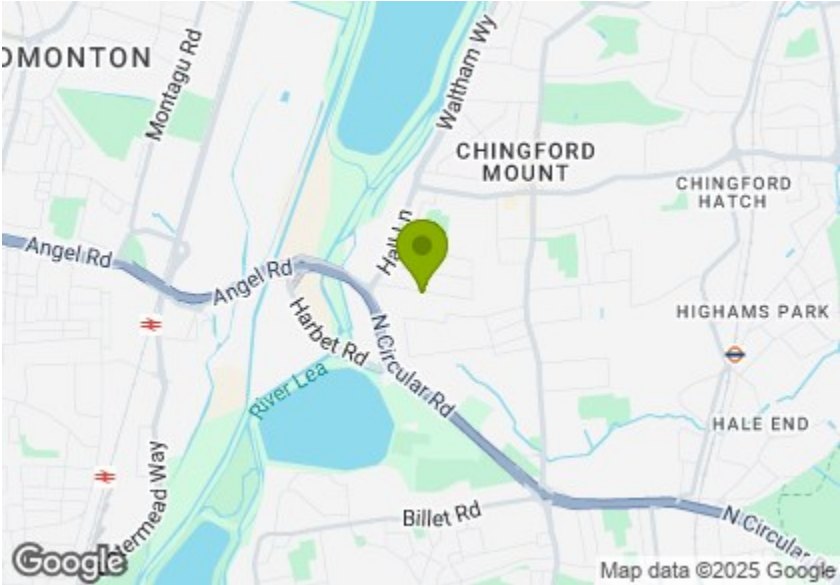
Features:

- Two Bedroom House
- Semi Detached
- Easy Access to Walthamstow, Chingford and Highams Park
- Approx. 944 Square Foot
- Chain Free
- Private Driveway
- Short Walk to the Lea Valley Nature Reserve
- Circa 105 Foot South Facing Garden
- Garden Studio

GUIDE PRICE - £475,000 to £500,000

This bright and well-proportioned 2-bedroom semi-detached home offers a 944 sq ft of thoughtfully updated living space, tucked between Hall Lane and Chingford Road. You're right in the thick of it – with everything from indie coffee spots to late-night bars and handy corner shops just a short wander away. The garden is a rare find at 105 feet, south-facing and sun-soaked framed by mature trees and buzzing with life. There's even a garden studio– perfect for a home office, creative escape, or just somewhere to hide when guests won't leave. Highams Park Overground is a walkable option, or just a quick hop by car – getting you into central London without the stress. If you've outgrown your flat (or just your flatmate), this place might be your perfect next step.

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IF YOU LIVED HERE...

Pull up onto your own private driveway – ideal for unloading kids, groceries, or yourself after a long day. You'll also find easy access via the side return, perfect for stashing bikes without dragging them through the house.

Step inside through the double-glazed doors and you're greeted by a bright, welcoming hallway – a lovely intro to what's inside. First stop is the front reception, bathed in natural light from the wide bay window. Warm wooden floors flow throughout, and you'll spot thoughtful built-in storage under the stairs and clever cabinetry nestled into a cosy alcove – ready to show off your book collection or favourite curios.

Wander through the open doorway into a bright kitchen/diner, made even lighter by a skylight overhead. The L-shaped layout offers plenty of storage, with open shelving that's perfect for plants, ceramics, or your ever-growing collection of recipe books.

Continue through to the utility room – a practical buffer zone for muddy boots and soggy umbrellas, with another skylight and garden access. There's also a downstairs WC and a separate shower room for added convenience.

Now, let's talk about that garden. Stretching over 105 feet, this south-facing oasis is a true standout. There's a paved patio for outdoor dining, a pergola-covered seating spot for year-round relaxation, and a fantastic garden studio – a peaceful 95 sq ft

bonus space ideal for working, working out, or working on nothing at all. At the very end, a lantern-roofed shed offers even more potential. The lawn is framed by mature trees, including an apple tree – perfect for homemade crumbles come autumn.

Upstairs, you'll find two proper bedrooms and a WC in between. The main bedroom enjoys dual-aspect light and smartly integrated shelving built around the chimney breast – no dead space here. The second bedroom has calming views over the garden, making it a restful retreat or a dream-worthy guest room.

And the WC, a punchy orange space designed to wake you up in the best possible way, with a basin, WC, and handy built-in laundry cabinet to keep things neat and organised.

WHAT ELSE?

Excellent transport links are nearby, with regular bus routes and easy access to Highams Park and Walthamstow Central for Overground and Victoria Line services into Central London.

Families will appreciate the close proximity to well-regarded schools, including Chingford Foundation School and Chase Lane Primary, both within easy reach.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

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Reception Room
12'9" x 17'1"

Kitchen / Diner
12'9" x 12'9"

Utility Room
4'1" x 11'4"

Shower Room
4'9" x 6'9"

Bedroom
9'9" x 14'0"

WC
5'3" x 10'3"

Bedroom
8'0" x 10'0"

Garden
104'11"

Garden Room
7'2" x 13'2"



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