

Reception room 1  
12'7" x 21'8"

Reception room 2  
13'3" x 10'1"

Reception room 3  
11'11" x 7'6"

Kitchen  
10'3" x 9'3"

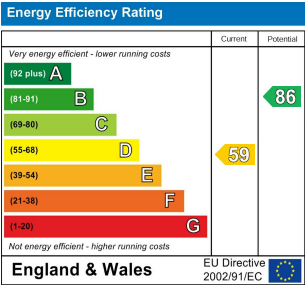
Bathroom  
7'3" x 4'10"

Bedroom 1  
10'0" x 13'3"

Bedroom 2  
9'10" x 10'2"

Bedroom 3  
6'2" x 10'2"

Garden  
26'6" x 44'7"



## CAVENDISH ROAD, CHINGFORD

### Offers In Excess Of £650,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace
- Easy Access to Highams Park and Walthamstow
- Approx. 1144 Square Foot
- Potential To Extend (STPP)
- Short Walk to Epping Forest
- Circa 45 Foot South Facing Garden
- Private Driveway

You'll find this three-bedroom modern mid-terrace home unfolding over 1,144 sq ft - plenty of room to spread out and make it your own, with the bonus of potential to extend even further (subject to the usual planning permissions). Inside, you've got three reception spaces to play with, plus a generous 45-foot, south-facing garden that's a real sun trap. Out front, your private driveway keeps life simple, avoiding parking dramas - just grab your keys and go. Commuting's a breeze too, with Highams Park Station only a 7-minute walk away and direct trains to Liverpool Street in under 25 minutes. Local shops, cafés, and daily essentials are all close by, and when you're craving a bit of greenery, Epping Forest is just a short stroll away.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE.....

Highams Park has a rare balance - quick City connections paired with green space that's genuinely on your doorstep. It's easy to see why it's been named one of The Times' best places to live.

Pull straight onto your own private driveway, no circling the block or parking headaches, just an easy hop from car to front door, kids, shopping and all. Step inside, and the kitchen greets you first, which feels especially welcoming when you're ready for that first cuppa. Tiled in royal blue with country-style wooden cabinetry, it's a proper, practical space that does exactly what you need it to.

From here, the house opens into three reception rooms, the largest stretching almost 22 feet and flooded with light from generous dual-aspect windows. Engineered wood flooring runs throughout, tying the whole space together with an easy, cohesive flow. The two additional receptions can be whatever you want them to be; keep them as a dining room and snug like the current owners, or switch things up to suit your own rhythm of life.

A glazed door leads out to the garden, where a paved patio sets the scene for outdoor meals. Beyond that, a neat lawn stretches towards a wooded boundary framed by mature trees, with the open green space of Wadham Sports Ground just beyond

creating a space that's peaceful, private, and full of greenery.

Upstairs, there are three bedrooms - two comfortable doubles (one with built-in louvred wardrobes ready to go) and a bright single, all with natural wood floors and leafy views over the trees behind the house. A separate family bathroom and WC take the stress out of busy mornings, with white marble-effect tiles, a bath and shower combo, and a modern vanity sink keeping everything clean-lined and functional.

#### WHAT ELSE?

Epping Forest, London's biggest green space covering 5900 acres is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature. For those interested in history, the Queen Elizabeth Hunting Lodge is within easy reach. This well-preserved Tudor building offers a glimpse into England's past and provides panoramic views over Epping Forest. Pop over to YAZ or Breeze for delectable Mediterranean delights. Or enjoy evening drinks at trendy micro-pub, The Stag and Lantern or try out the family-run bar, Vino Tap. By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.



#### A WORD FROM THE EXPERT.....

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away, while great transport links take you into the city in under half an hour. Switching between Chingford Mount and North Chingford for a pub, café or takeaway means I'm spoilt for choice. I often meet friends and family at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, you're often greeted with a smile. The area's diversity makes it special, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford really does offer something for everyone, and it's more affordable than most of London."

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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