



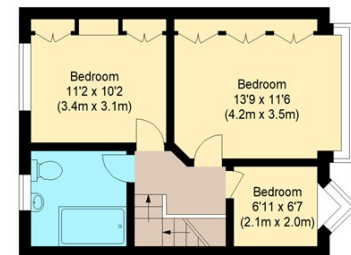
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose

Ainslie Wood Gardens, E4

Approximate Gross Internal Floor Area : 96.05 sq m / 1034 sq ft
Garage : 23.22 sq m / 250 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 25/4/2024

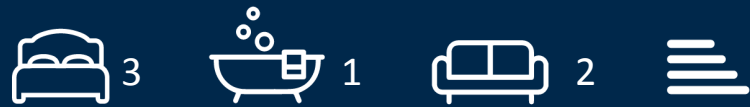
2 Ainslie Wood Gardens, Chingford, London, E4 9BN

Guide Price £650,000

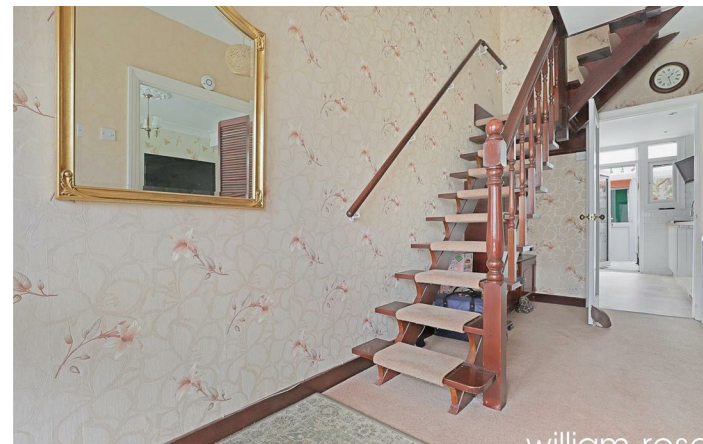
- Three bedroom house
- Potential for further development (stpp)
- Spacious
- Large garden
- 1930's style
- Semi-detached
- Great location
- Close to amenities
- Garage
- Good schools

2 Ainslie Wood Gardens, London E4 9BN

This 3-bedroom family home is conveniently situated on a bustling thoroughfare, providing quick access to Highams Park Station and nearby amenities. Featuring a garage, side access, and a spacious garden, this property offers both comfort and convenience.



Council Tax Band: D



With its prime location, generous plot, and endless potential, this three-bedroom semi-detached property in Highams Park is an exciting opportunity not to be missed. Whether you're a seasoned renovator or a family looking to put your stamp on a property, this home offers the chance to create something special. Chingford Mount and Highams Park are both close by. The station at Highams Park will get you to Liverpool street in around 20 minutes and you're spoilt for choice with local schools to choose from, the closest of which is Ainsley Wood Primary.

The ground floor boasts a spacious and airy layout, featuring a welcoming through lounge awash with natural light cascading through large windows. Ideal for cosy evenings with loved ones or entertaining guests, this versatile space offers ample room to relax and unwind. Adjacent to the living room, the contemporary kitchen beckons with its sleek units, modern appliances, and abundant storage space. From here you come to the lean-to conservatory that's currently a handy utility space and offers access to the garden. There's scope to add a larger extension here subject to planning permission.

Venture upstairs to discover three generously proportioned bedrooms, each offering a peaceful retreat and the perfect sanctuary for rest and rejuvenation. In addition to the bedrooms, you'll find a generous family bathroom. The loft space has yet to be converted and as such, offers potential for further development subject to planning permission.

The pièce de resistance of this charming home is undoubtedly the garden oasis awaiting outside. Step through the patio doors and into your own private paradise, where lush greenery and a well-maintained lawn create an outdoor sanctuary. Whether you're savouring your morning coffee al fresco or hosting summer gatherings with friends and family, this serene garden is sure to become the heart of your home. The property also benefits from handy side access and garage at the rear of the garden, that could easily be converted into a home office or gymnasium.

Nestled at the confluence of Chingford and Highams Park is where you'll find Ainsley Wood

Road. On one side, Chingford exudes a distinct charm with its bustling high street. Here, residents can explore an array of shops, cafes, and restaurants, as well as enjoy the verdant expanses of Chingford Plain and the nearby Epping Forest. With its rich history and lively atmosphere, Chingford provides a bustling hub for shopping, dining, and entertainment.

On the other side, Highams Park offers a peaceful retreat amidst tree-lined streets, Victorian and Edwardian homes, and picturesque green spaces. Residents can wander along the shores of Highams Park Lake, relax in the tranquil surroundings of local parks, and enjoy a sense of community in this charming suburban enclave. With its convenient amenities, excellent transport links, and scenic beauty, Highams Park provides the perfect balance of suburban tranquillity and urban convenience.

E.P.C Rating: D
Council Tax: Band: D (London Borough Of Waltham Forest)
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.