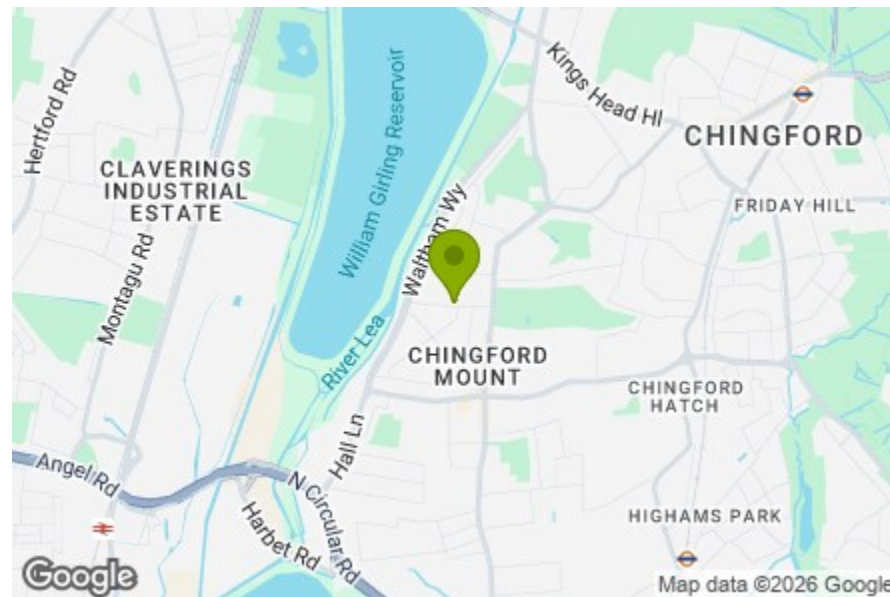


Total Area (Excluding Garage): 112.1 m² ... 1207 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

- Reception
11'11" x 16'6"
- WC
- Kitchen/ Diner
19'4" x 16'8"
- Bedroom
12'0" x 16'6"
- Bedroom
6'9" x 10'5"
- Bedroom
10'7" x 13'0"
- Bathroom
8'3" x 6'10"
- WC
- Garden
61'6" x 24'11"
- Garage
10'7" x 18'8"



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	



PRIORY AVENUE, CHINGFORD

Offers In Excess Of £650,000 Freehold 3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- 1930's Semi Detached
- Approx. 1207 Square Foot
- Easy Access to Chingford and Walthamstow
- Potential To Extend (STPP)
- Driveway and Side Access
- Downstairs WC
- Private Garage
- Circa 62 Foot Rear Garden
- Short Walk to Ridgeway and Chase Lane Park

This exceptional three-bedroom 1930s semi-detached home offers an impressive array of features, including a spacious kitchen/diner, bright reception room, ground floor WC and first-floor family bathroom, as well as a 62-foot rear garden, private driveway and garage.

Just a short stroll from the vast green spaces of Epping Forest, it also enjoys easy access to Highams Park, Chingford and Walthamstow. Yet with almost 1,207 square feet of beautifully proportioned living space to enjoy, you'll find plenty of reasons to stay close to home. There's even the exciting scope for further extension, subject to the usual permissions, allowing future owners the opportunity to tailor the home to their needs.

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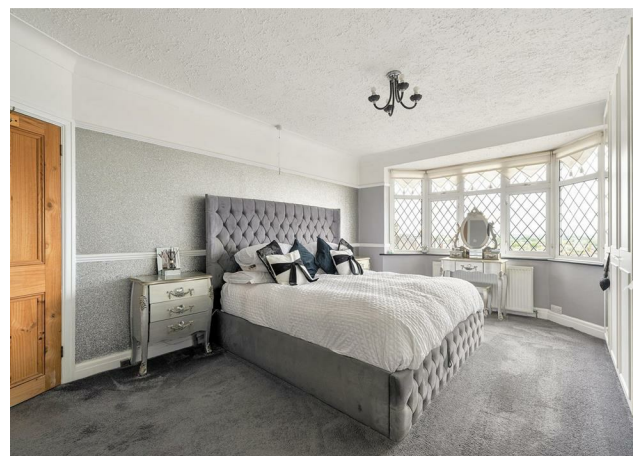
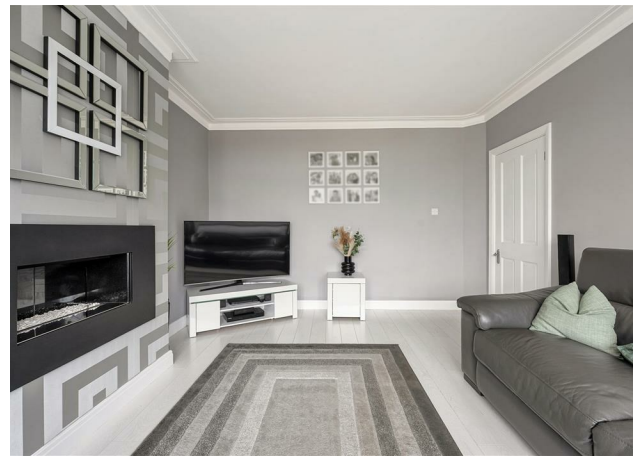
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IF YOU LIVED HERE...

Beyond the convenience of the private driveway, the front reception room is flooded with natural light from the generous bay window, beautifully highlighting the home's immaculate finish and creating a welcoming space in which to relax.

When it comes to entertaining, the modern kitchen/diner is sure to impress. Thoughtfully designed with high-spec appliances, sleek units and an island unit, it also offers ample space for a full-sized dining table. During the warmer months, bifold doors provide a seamless connection to the rear garden, allowing you to enjoy the leafy outlook and extend your living space outdoors. You've got a spacious lawn, water feature, storage and mature foliage here - it's a brilliant designed space. There's also the added convenience of side access and a garage.

Upstairs, you'll find three beautifully presented bedrooms, two of which benefit from built-in storage. The family bathroom is equally impressive, featuring a contemporary corner shower, a separate freestanding bathtub and modern finishes. There's a WC on the ground floor, too.

As for beyond, you've also got the vast woodlands of Epping Forest nearby, while Chingford station and Highams Park stations are both 1.7 miles away, providing access to the Weaver line.

Chingford itself has a thriving food and drink scene. The Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million pound refurbishment. The area is also home to Gina's, a newly opened chophouse from acclaimed pastry chef Ravneet Gill and her husband, already tipped by British Vogue as having the potential to become "London's new foodie hotspot."

You're also a short distance from Ridgeway Park, home to the Chingford & District Model Engineering Club, where members of the public can ride on the model railway on Sundays.

WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area - one of the reasons why Chingford is so popular with young families.
- Drivers can be on the M25 or North Circular in around 10 minutes.
- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



A WORD FROM THE EXPERT...

One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach.

Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value.

What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London.

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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