

Total Area (Excluding Garden Studio): 107.9 m<sup>2</sup> ... 1161 ft<sup>2</sup>  
 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  
10'4" x 14'9"

Reception  
16'1" x 11'8"

Kitchen  
15'8" x 6'4"

Bedroom  
16'2" x 11'9"

Bedroom  
8'4" x 12'3"

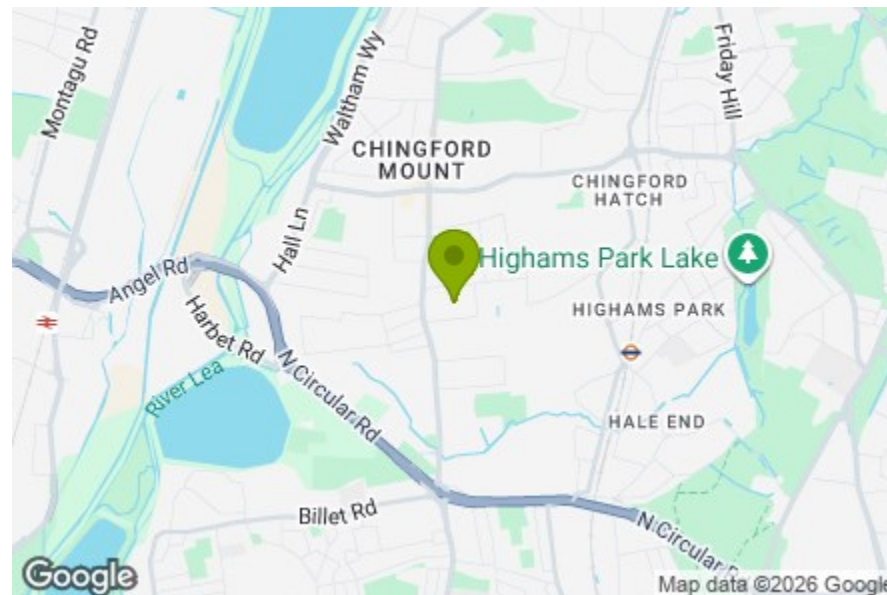
Bathroom  
7'3" x 8'11"

Bedroom  
8'7" x 18'4"

Ensuite  
4'5" x 9'6"

Garden Studio  
16'0" x 7'8"

Garden  
49'6" x 16'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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	



## ROYSTON AVENUE, CHINGFORD

### Offers In Excess Of £675,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- Victorian Mid Terrace
- Easy Access to Highams Park
- Approx 1161 Square Foot
- Loft Recently Converted
- Close to Local Amenities
- Moments to Larks Wood
- Two Bathrooms
- Two Reception Rooms
- Fully Insulated Studio In Garden

A three-bedroom Victorian mid-terrace arranged across three floors, offering approximately 1161 square feet of internal space. Recently enhanced by a loft conversion, the home now includes two bathrooms and a layout that feels both generous and thoughtfully arranged. Positioned within easy reach of Highams Park, it benefits from a variety of local amenities close at hand, while Larks Wood sits just moments away, bringing a welcome sense of greenery to the surroundings. A well-rounded home that combines period proportions with considered updates and a location that continues to appeal.

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#### IF YOU LIVED HERE...

A neat period façade with a soft, light-toned finish sets a confident first impression, centred around a bay window and a smart recessed entrance. Inside, the sense of flow is immediate, with a welcoming hallway leading through to a sequence of living spaces that feel both connected and well-balanced.

To the front, the bay-fronted reception room is filled with natural light, its plantation shutters and exposed brick fireplace recess with tiled hearth adding texture and a distinctive focal point. Beyond, a second reception room opens naturally toward the kitchen, creating a sociable setting where light moves easily through the space. The kitchen is well arranged, with generous windows illuminating the work surfaces and a layout that sits comfortably for everyday living.

Outside, a paved terrace gives way to an expansive lawn framed by established planting, with a central path guiding you through the greenery toward a fully insulated garden studio at the far end. Benefiting from a secure front door with multi-point locking system it is currently arranged as a music studio, with wood flooring and partial soundproofing, it provides a versatile retreat for creative projects, home working or quiet relaxation.

Upstairs, the staircase rises to a light-filled landing, where a gentle flow from adjoining

rooms enhances the sense of openness across the floor. Two well-proportioned bedrooms sit here, including one defined by twin windows that draw in a gentle, even light throughout the day, alongside a further bedroom with a calm, comfortable feel. The bathroom is particularly striking, pairing a freestanding bath with patterned flooring and rich tonal contrast to create a space that feels both refined and indulgent. From the landing, a beautifully curving staircase continues to the loft, where a bright bedroom is enhanced by a skylight and Juliette balcony, alongside built-in wardrobes and an en suite featuring a walk-in rain shower and a polished, contemporary finish.

Green space is well covered, with Larks Wood just moments away for woodland walks, while Memorial Park offers open lawns and sports facilities. Chingford Mount is close by for supermarkets, independent shops and local services, with Highams Park a twenty-minute walk in the other direction for Biba & Wren, The Stag & Lantern and a wider local mix. Families are well served too, with Ainslie Wood Primary School just six minutes away on foot and consistently rated highly.

#### WHAT ELSE?

Highams Park Station is a 22-minute walk, or just 5 minutes by cycle, with bike storage available on arrival. From here, regular Overground services provide direct routes into Liverpool Street, making journeys into the City straightforward. For drivers, the North Circular is quickly accessible, offering efficient connections across London and beyond.



#### 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 always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends 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, where you are often greeted with a smile. The area's diversity adds to its appeal, 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 truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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