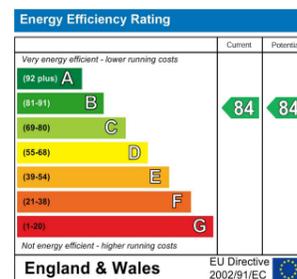




Total Area (Excluding Roof Terrace): 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>

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.



## PARADE GARDENS, CHINGFORD

Asking Price £550,000 Leasehold  
2 Bed House



### Features:

- Two Bedroom House
- Approx. 1021 Square Foot
- Downstairs WC
- Easy Access to Walthamstow and Highams Park
- Private Roof Terrace

A bright and pristine two bedroom house benefitting from easy access to both Highams Park and Walthamstow Central, as well as the wide open greenery of Epping Forest. Set within a well connected pocket of E4, this modern townhouse unfolds over an impressive 1021 square foot, offering generous proportions, a practical layout and the added highlight of a private roof terrace for open sky views and sunny afternoons.

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**E11, E7, E12 & E15**  
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**E17 & E10**  
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**IF YOU LIVED HERE.....**

Arranged across multiple levels and designed with everyday living in mind, the ground floor opens with a thoughtfully planned entrance space and the welcome addition of a convenient WC. It is a layout that works beautifully for modern lifestyles, offering flexibility and separation without losing that sense of flow.

The main living space is bright and well proportioned, with large windows bringing in plenty of natural light and creating an easy, airy feel. There is ample room for both lounging and dining, making it just as suited to quiet evenings in as it is to hosting friends. The kitchen is neatly arranged with generous storage and clean, contemporary finishes, forming a practical and well considered space at the heart of the home.

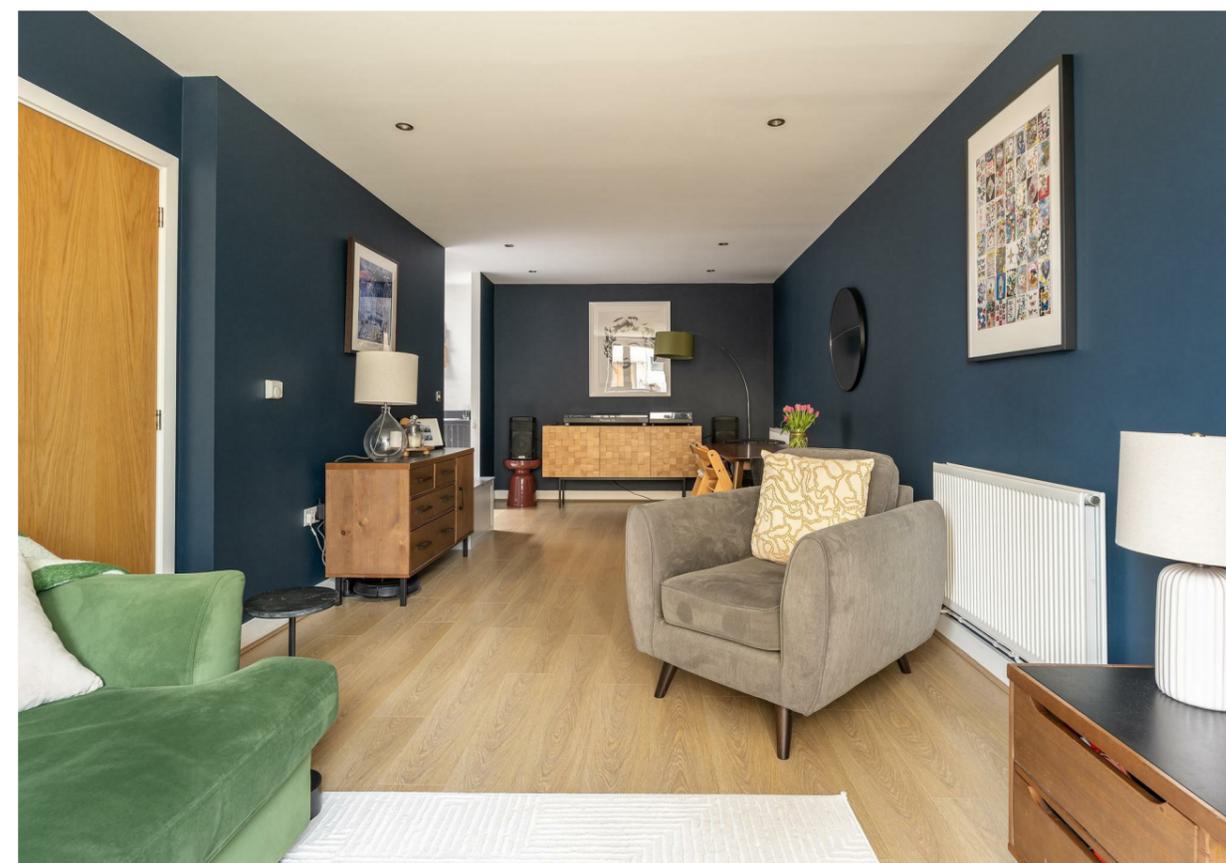
Upstairs, two comfortable bedrooms offer calm retreats, each with well judged proportions and a sense of openness. From the upper level, you can step out onto the private roof terrace, a peaceful spot for morning coffee and long summer evenings. The bathroom is smartly finished, and the overall condition of the house feels carefully maintained and ready to move into. With over 1000

square foot to enjoy, there is space here to grow into and truly settle.

**WHAT ELSE?**

- Epping Forest is close by for miles of woodland walks and open grassland, and you've also got Highams Park itself nearby, home to a tranquil lake, flower meadow and a much loved playground.

- Highams Park station is within easy reach for Overground services into Liverpool Street, while Walthamstow Central connects you to the Victoria line



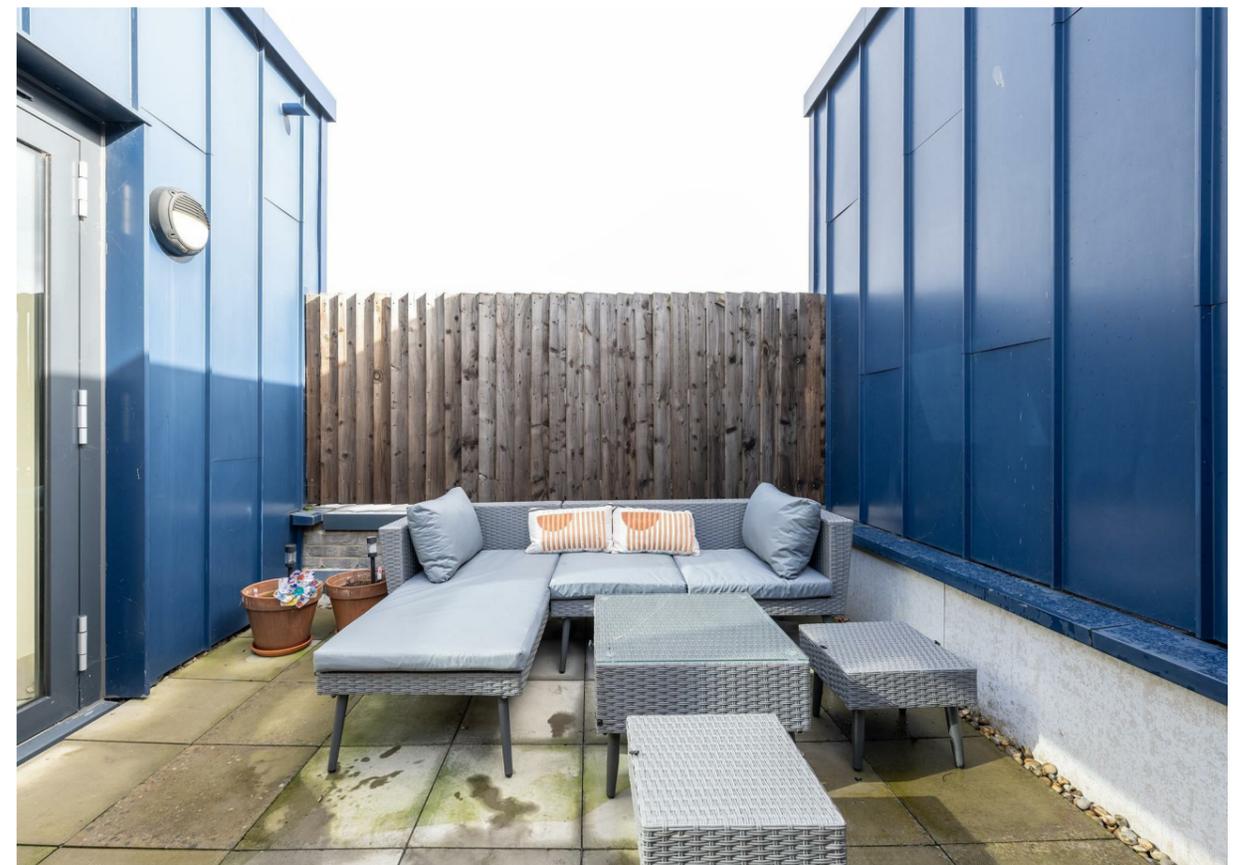
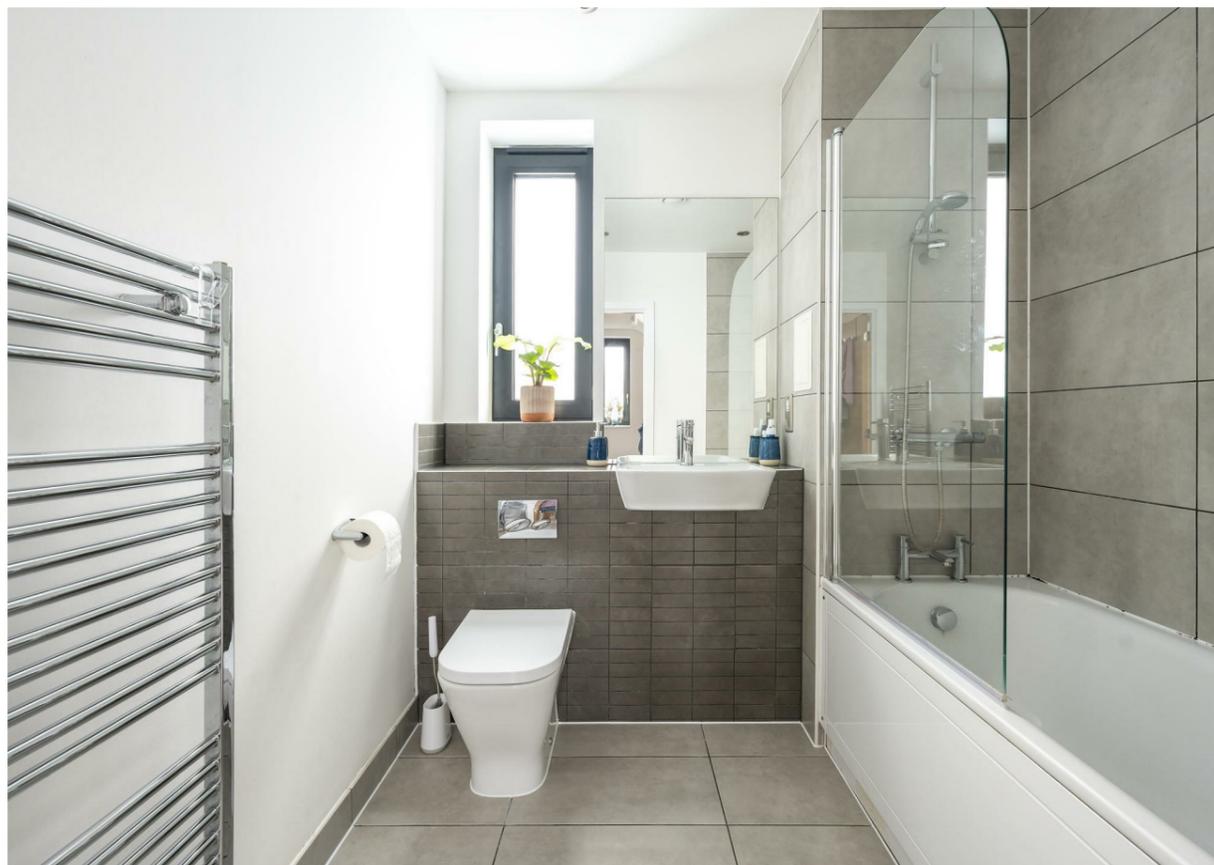
**A WORD FROM THE EXPERT.....**

"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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**Reception**  
10'9" x 25'5"

**WC**  
5'0" x 6'6"

**Kitchen**  
8'6" x 7'10"

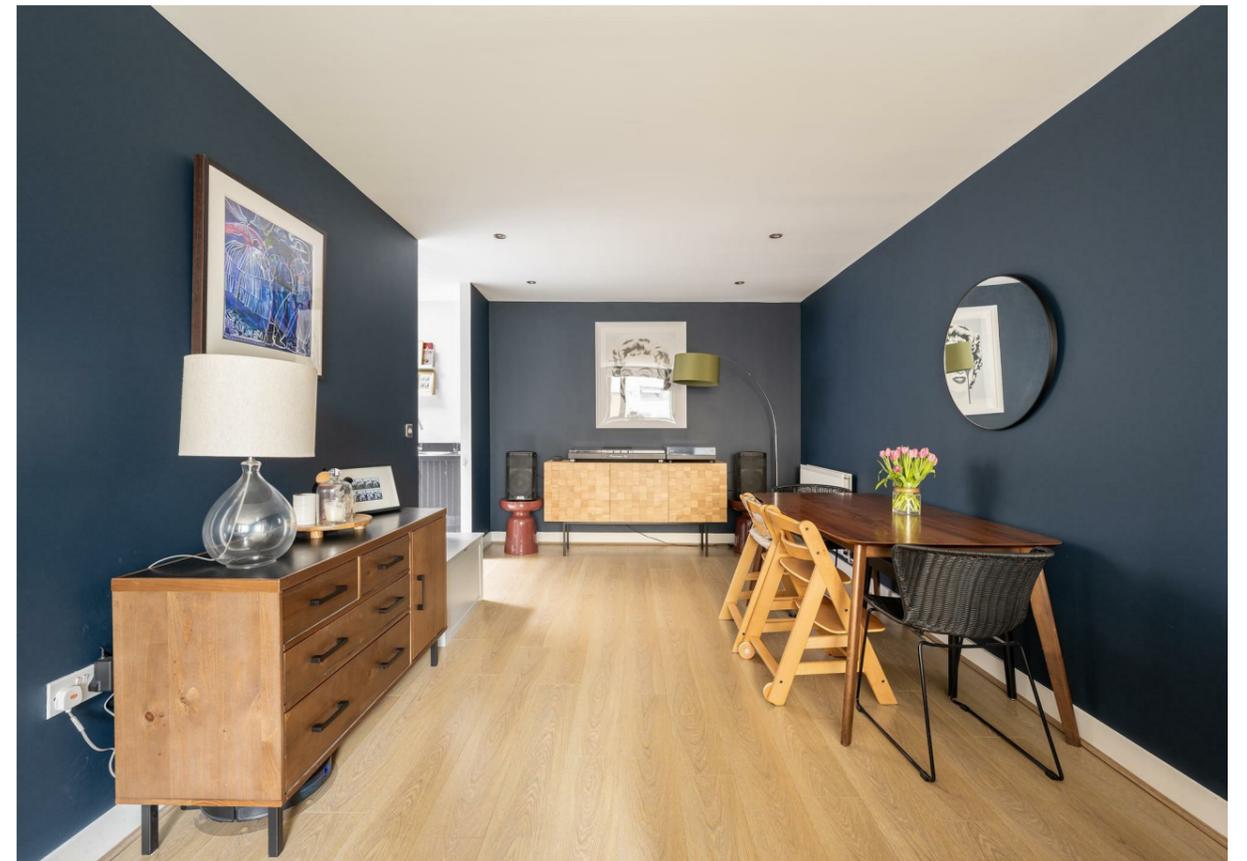
**Bedroom**  
11'10" x 10'7"



**Bedroom**  
11'10" x 18'4"

**Bathroom**  
6'10" x 7'0"

**Roof Terrace**  
11'3" x 11'10"



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