

Reception room
11'11" x 12'9"

Reception room
11'3" x 12'0"

Kitchen/ diner
32'8" x 11'6"

Utility room
6'2" x 5'11"

Wet room
8'3" x 7'7"

Study
8'9" x 9'6"

Bedroom
10'10" x 14'3"

Bedroom
7'0" x 10'5"

Bedroom
10'1" x 12'7"

Bathroom
7'8" x 7'4"

Bedroom
8'9" x 15'3"

Bedroom
9'3" x 14'10"

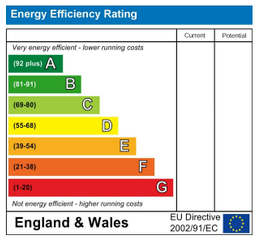
Ensuite
5'5" x 5'3"

Garden
68'10" x 36'8"

Garden room
19'5" x 18'7"

Small rear outside area
19'1" x 15'5"





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ROLLS PARK ROAD, CHINGFORD

Offers In Excess Of £900,000 Freehold

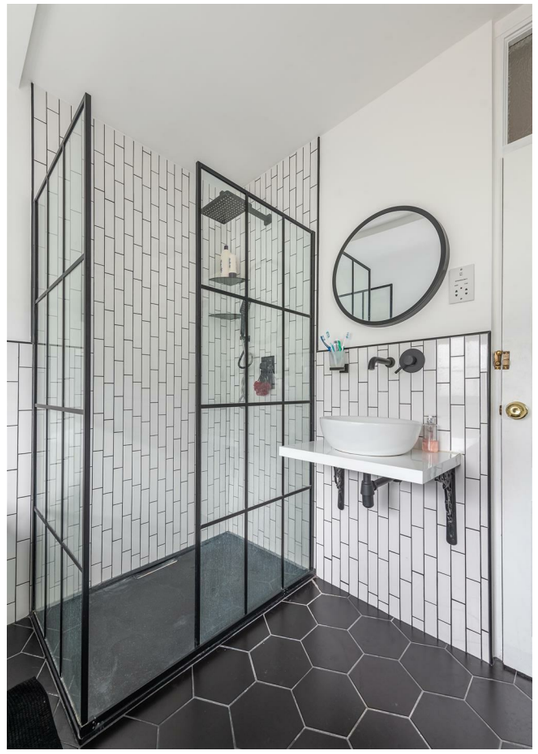
5 Bed House - End Terrace

Features:

- Five Bedroom House
- End of Terrace 1930's
- Approx. 1981 Sq Ft
- Backs on to Epping Forest
- Side and Rear Access
- Large Garden Room at Rear
- Downstairs Utility Room
- Circa 68 Foot Rear Garden
- Short Walk to Highams Park Station
- Private Driveway

A beautifully presented five bedroom 1930s end of terrace home, offering generous proportions, thoughtfully designed interiors and an exceptional rear garden with a substantial garden room. Arranged across three floors, this is a home with plenty of space to grow into, all within easy reach of Highams Park, Chingford Mount and the open green spaces of Memorial Park.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

Step inside and you'll find almost 2,000 square feet of beautifully arranged living space, beginning with an inviting through lounge. Stretching across two reception areas, this is a wonderfully versatile space, with pale timber flooring, original stained glass detailing and plenty of natural light. Whether it's a quiet evening at home or a gathering with friends, there's room for it all.

To the rear, the extended kitchen and dining room is a real highlight. Spanning over 32 feet, this impressive space is filled with daylight from a skylight, generous windows and doors opening onto the garden. Rich timber flooring, a bold crimson feature wall and a well-equipped kitchen with extensive cabinetry, red tiled splashbacks and a wide stainless steel hob give the room a distinctive personality. There's ample space for dining and entertaining, with the garden becoming a natural extension of the living space in warmer months.

Outside, the expansive rear garden offers a lovely mix of lawn, established planting and paved seating areas, connected by a winding brick pathway. At the far end sits a substantial garden room of approximately 361 square feet, currently used as a home gym. With power and insulation, it offers fantastic flexibility for a home office, creative studio or additional leisure space. Back inside, the ground floor also includes a separate study, utility room and wet room, making everyday family life that little bit easier.

Upstairs, the first floor is home to four bedrooms, three of them generous doubles, with fitted storage in the two front bedrooms. The fourth offers flexibility as a child's bedroom, nursery or additional workspace. The family bathroom has been finished with a distinctive sense of style, featuring a freestanding clawfoot bath, rainfall shower and striking vertical tiling.

The converted loft provides a lovely retreat, with a spacious fifth bedroom, soft grey carpeting, useful eaves storage and its own en suite shower room. It's a beautifully considered finishing touch to a home that balances generous living space with plenty of personality.

WHAT ELSE?

- Highams Park is a short walk away, with independent favourites including Vino Tap, The Stag & Lantern and the cafés and shops around The Avenue. Highams Park Lake and the surrounding woodland offer a lovely escape for weekend walks.

- Highams Park Station provides direct Overground services to Liverpool Street in around 23 minutes, with connections to the Victoria line at Walthamstow Central. Chingford Mount is also within easy reach, offering a wide selection of shops, cafés



A WORD FROM THE OWNER...

"This has been a much-loved family home across three generations, and we have spent many happy and peaceful years in this wonderful neighbourhood. The spacious layout has made it the perfect setting for big family gatherings, while our quiet, private garden has been a true sanctuary—there is nothing quite like enjoying a sunny morning cup of tea out there.
For anyone who loves the outdoors, having three local parks within easy walking distance has been a real joy. The location is also fantastic for family life and day-to-day convenience, sitting within the catchment area for great local primary schools as well as the sought-after Highams Park School.
Everything you could need is just around the corner at Chingford Mount, from shops and cafés to everyday essentials, and the plentiful transport links make getting around London effortless.
While it is bittersweet to move on, we truly wish the new buyers and their family just as much happiness here as this house has brought to ours."

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