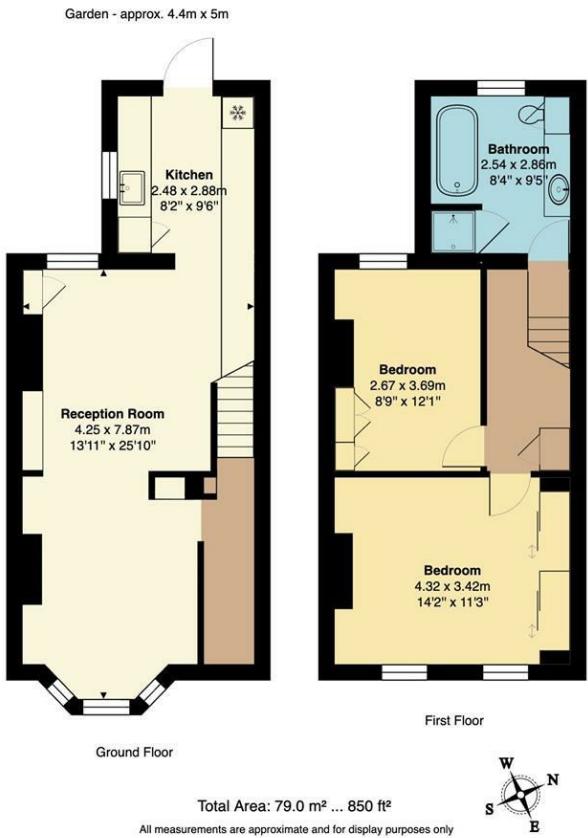




Reception Room
13'11" x 25'9"

Kitchen
8'1" x 9'5"

Bedroom
14'2" x 11'2"

Bedroom
8'9" x 12'1"

Bathroom
8'3" x 9'4"

Garden
14'5" x 16'4"



SPRINGFIELD ROAD, CHINGFORD

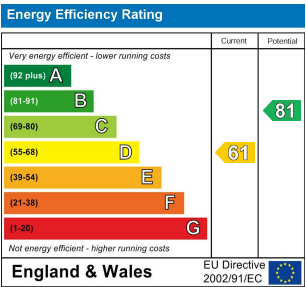
Offers In Excess Of £575,000 Freehold
2 Bed House



Features:

- Two Bedroom House
- Victorian Mid-Terrace
- Beautifully Renovated Throughout
- Moments From Chingford Station
- Short Walk to Epping Forest
- Chain Free
- Potential to Extend (STPP)
- Approx 850 Square Foot

Set on a quiet residential street just moments from Chingford Station, this beautifully renovated two bedroom Victorian home offers the best of both worlds, with easy access into the City and Epping Forest just a short stroll away. Thoughtfully updated while retaining its period charm, it is a chain free home with exciting potential to extend in the future, subject to the usual planning permissions.



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IF YOU LIVED HERE...

Step through the front door of this red bricked home, and you'll find a wonderfully bright through reception room stretching the full depth of the house. A bay window to the front fills the sitting area with natural light, while bespoke shelving, a feature fireplace and carefully chosen finishes create a warm, inviting feel. There is ample space for both relaxing and dining before the room flows naturally through to the kitchen at the rear.

The kitchen has been beautifully designed with sleek cabinetry, integrated appliances and generous worktop space, while a glazed door opens directly onto the neatly landscaped garden offering rear access, which creates an easy connection between inside and out during the warmer months.

Upstairs, the principal bedroom spans the front of the house and enjoys fitted wardrobes, while the second double bedroom overlooks the garden and also benefits from built-in storage. Completing the first floor is a spacious family bathroom with both

a separate shower and bathtub, finished in a clean, contemporary style. Beautifully presented throughout and ready to move straight into, the home also offers scope to extend (subject to the usual planning permissions) should your needs change over time.

WHAT ELSE?

- Chingford Station is only a short walk away, providing regular Overground services to London Liverpool Street.
- Epping Forest, Chingford Plain and Hollow Ponds are all close by, offering miles of woodland walks, cycling routes and open green space.
- The neighbourhood has a great selection of independent favourites, including Rusty Bike Thai, Gina, and The Royal Forest pub in Chingford. Further afield, Highams Park's village centre is home to Vino Tap, The Stag & Lantern and a welcoming collection of local cafés and shops.



A WORD FROM THE OWNER...

"We have loved living at Springfield Road for the past four years and will be sad to leave. The location offers the best of both worlds: Chingford Overground Station is just a two-minute walk away for an easy commute into central London, while beautiful Epping Forest is only five minutes from the front door. One of our favourite weekend rituals is grabbing a coffee from Dada before heading into the forest for a long walk. As keen runners, we've loved the miles of trails to explore and have made wonderful friends through the local running club, Orion.

Everything you need is within easy walking distance. Chingford High Street offers excellent amenities, including a boutique gym, shops and cafés. Local favourites include Gina's, recently named Best Local London Restaurant in the UK Good Food Guide, and The Rusty Bike, our favourite neighbourhood pub with fantastic Thai food. We also love popping over to nearby Wood Street and Walthamstow for pastries from Wood Street Bakery or Chocolatine.

The house has been a wonderful home—warm and cosy in winter, yet bright and airy in summer, with a garden that's perfect for long evenings outside. Our neighbours are genuinely friendly, and the street WhatsApp group creates a real sense of community. With Epping Forest on the doorstep, excellent transport links and the vibrant cafés, restaurants and independent shops of Chingford and Walthamstow nearby, it's a truly special place to live."

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