



Reception Room
23'10" x 12'9"

Reception Room
14'5" x 9'10"

WC

Kitchen
10'7" x 8'3"

Bedroom
15'8" x 12'5"

Bedroom
9'10" x 6'5"

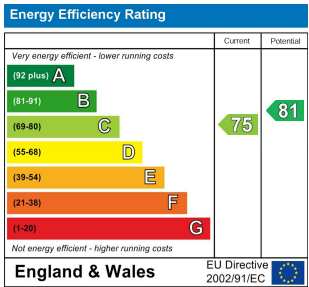
Bedroom
10'9" x 8'2"

Bedroom
14'5" x 10'0"

Bathroom
8'6" x 7'7"

Garden
85'3"

Conservatory
11'3" x 8'7"



NEW ROAD, CHINGFORD
Guide Price £625,000 Freehold
4 Bed House - Mid Terrace

Features:

- Four Bedroom House
- Mid Terrace 1930's
- Approx. 1398 Square Foot
- Easy Access to Chingford and Highams Park
- Potential To Extend (STPP)
- Private Driveway
- Downstairs WC
- Moments from Larks Wood
- Circa 85 Foot South Facing Garden

GUIDE PRICE - £625,000 to £650,000

Set on a popular residential street moments from Larks Wood, this spacious four bedroom 1930s mid terrace offers flexible family living with plenty of room to grow. Thoughtfully arranged across almost 1,400 square feet, it combines generous living spaces with a long south facing garden, a private driveway and exciting scope to extend in the future, subject to the usual permissions. Well placed for both Chingford and Highams Park, you'll also have excellent access to everyday amenities, transport links and open green spaces.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Step inside and the generous proportions are immediately apparent. The bay fronted through reception is filled with natural light and offers plenty of space to arrange separate seating and dining areas, making it just as suited to lively family gatherings as quieter evenings at home. To the rear, the kitchen is neatly arranged with ample worktop space and storage, while the adjoining reception room creates a versatile second living area, dining room or playroom. Beyond, the conservatory enjoys lovely views over the garden and offers an inviting spot to relax throughout the seasons. A convenient ground floor WC completes the layout.

Upstairs, four well proportioned bedrooms provide welcome flexibility for growing families, home working or guests. The principal bedroom sits to the front within the bay, while the remaining bedrooms are arranged around the landing. With two bathrooms, the layout is well suited to busy family life, making busy mornings and everyday routines that little bit easier.

Outside, the south facing rear garden stretches away from the house, offering a wonderful mix of patio and lawn with plenty of space for entertaining,

children's play or keen gardeners to enjoy. With its generous plot and existing layout, there's also exciting potential to extend further if your needs change over time, subject to the usual planning permissions.

WHAT ELSE?

- Larks Wood is only a short stroll away, with its woodland walks, open green spaces and easy connections into nearby Epping Forest.
- Enjoy the best of both neighbourhoods, with Highams Park offering Vino Tap, The Stag & Lantern and its welcoming village centre, while nearby Chingford is home to popular independents including Rusty Bike Thai and Sushi Monster.
- Families are well served by a choice of highly regarded local schools, while Highams Park Overground provides direct trains to Liverpool Street, with Walthamstow Central just two stops away for quick Victoria line connections.



A WORD FROM THE OWNER.....

"We have lived here for 42 years raising our family and grandchildren. We are so very conveniently positioned near to a school, convenience stores, a gym, swimming pool, and local restaurants which are all close at hand.

We have a lovely forest and playing field where we have had many family picnics and fun. Transport is great, and the bus stops next to the house for getting to the mainline train station into London. Our neighbours are friendly and caring too and we will sadly miss them.

This is a lovely, large family home and we wish whoever purchases it has as much happiness as we have. "

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