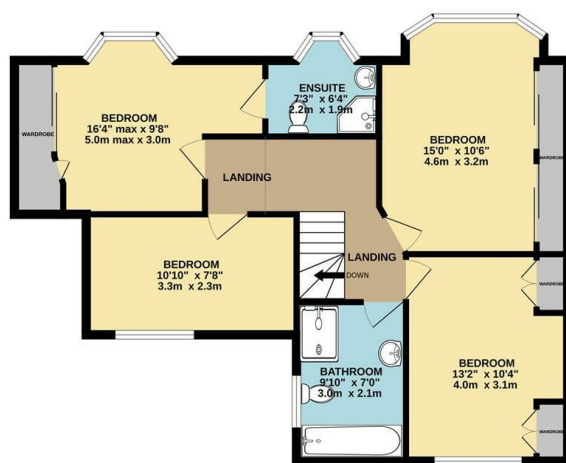




GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1696.00 sq ft

**CHURCHILL**  
estates

Lynton Road, Chingford, E4 9EA  
£900,000 Freehold

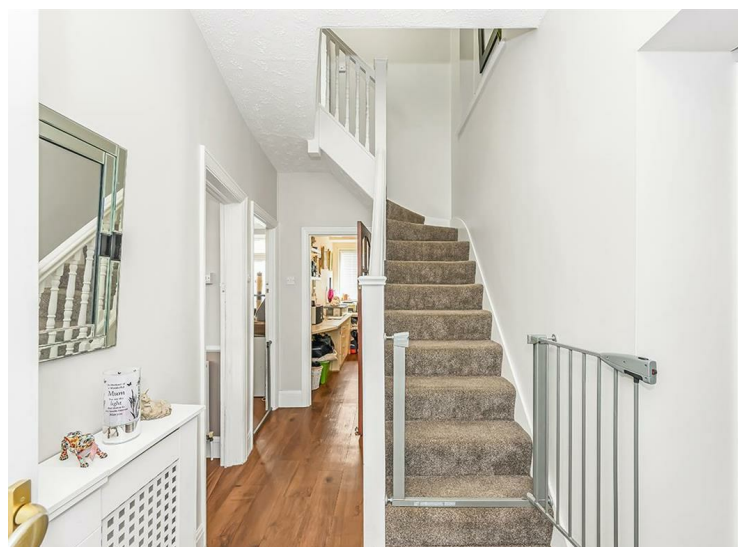
Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	79



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled in the desirable area of Lynton Road, Chingford, this impressive semi-detached house offers a perfect blend of space, comfort, and convenience. Boasting an expansive 1,696 square feet, the property has been heavily extended to provide ample living space for families or those who enjoy entertaining.

The home features two well-appointed reception rooms ideal for both relaxation and social gatherings and an added bonus of a study means working from home is a breeze. With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. The en suite to master and the family bathroom is a welcome addition for all the family needs. The property also includes a ground floor cloakroom, designed to cater to the needs of a busy household. A large modern kitchen diner makes meal times a pleasure and with direct access to the 60ft east facing garden is great for that summer evening when you want to dine outside.

One of the standout features of this residence is the parking capacity, accommodating up to four vehicles including an electric charging point, which is a rare find in this sought-after location. The property is situated in the premier area in south chingford and is just a stone's throw from Ainslie Wood School, making it an excellent choice for families with children.

For those who commute, Highams Park Station is within easy reach, providing convenient access to central London and beyond. Additionally, the local forest and park are within walking distance, offering a perfect escape into nature for leisurely strolls or outdoor activities.

This property presents a wonderful opportunity to secure a spacious family home in a vibrant community, combining modern living with the charm of Chingford. Don't miss the chance to make this exceptional house your new home.

