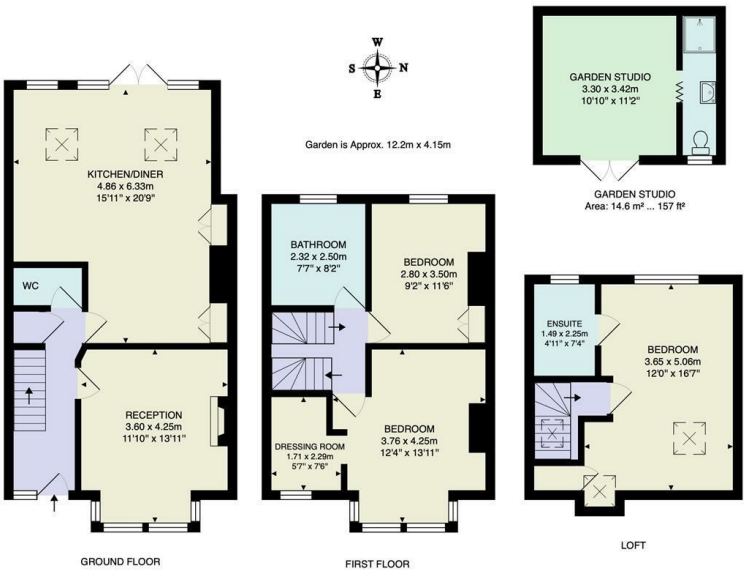




Total Area: 131.0 m² ... 1410 ft².  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.

Reception Room  
11'9" x 13'11"

Downstairs WC

Kitchen/Diner  
15'3" x 20'9"

Bathroom  
7'7" x 8'2"

Bedroom  
9'2" x 11'5"

Bedroom  
12'4" x 13'11"

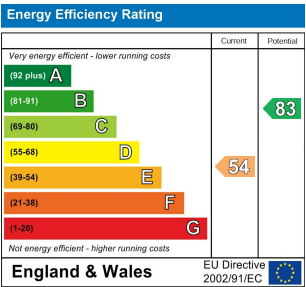
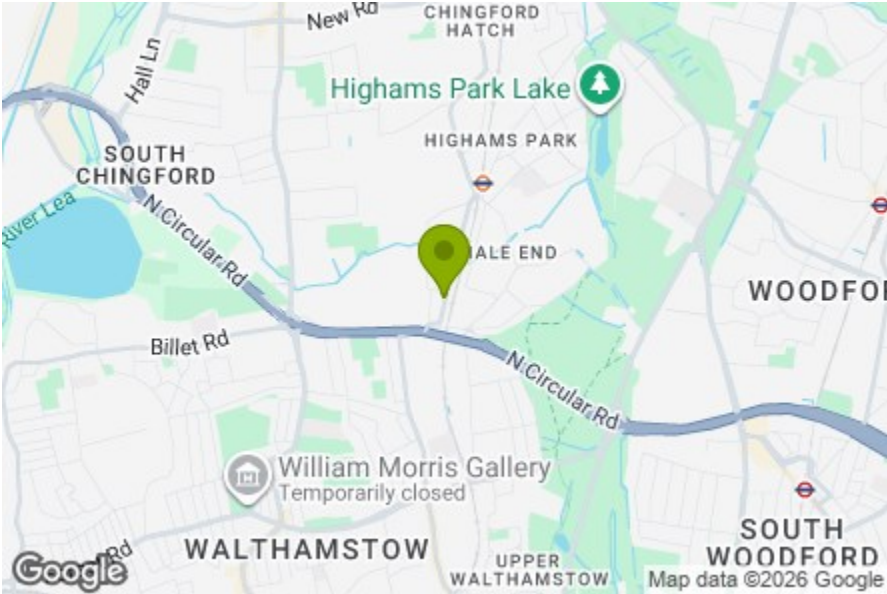
Dressing Room  
5'7" x 7'6"

Bedroom  
11'11" x 16'7"

Ensuite  
4'10" x 7'4"

Garden Studio  
10'9" x 11'2"

Garden  
approx 40'0" x 13'7"



## WINCHESTER ROAD, CHINGFORD

### Offers In Excess Of £725,000 Freehold 3 Bed House



#### Features:

- Three Bedroom Home
- Arranged Over Three Floors
- Garden Studio
- West-Facing Garden
- Open-plan Kitchen / Diner
- Beautifully Renovated Throughout
- Moments to Highams Park Station
- Short Walk to Epping Forest
- Main Bedroom With Dressing Room
- Approx 1410 Square Foot

A beautifully renovated three bedroom home in the heart of Highams Park, arranged over three floors with a west-facing garden and garden studio. Winchester Road puts you close to the neighbourhood's independent places, Highams Park Station and the open landscapes of Epping Forest.

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#### IF YOU LIVED HERE...

The interiors have a lovely balance of colour and character, with original detailing sitting comfortably alongside the more contemporary choices. The reception is particularly inviting, with timber flooring, decorative corncicing, ceiling detailing and a fireplace, while the deep blue chimney breast and cabinetry give the room a confident focal point. Plantation shutters soften the light through the front windows, and the neutral walls keep everything feeling calm. The open-plan kitchen and dining space provides a sociable setting for everyday life, with the west-facing garden extending things outdoors.

Across the upper floors you'll find three bedrooms, with the main bedroom accompanied by its own dressing room. The rooms continue the thoughtful use of colour seen downstairs, including a cheerful yellow feature wall in one of the bedrooms, while the staircase has been given its own distinctive treatment with dark painted woodwork and striped carpet. Altogether, there's approximately 1,410 square feet of space arranged across the

three levels.

Outside, the west-facing garden gives you somewhere to catch the later-day sun, with the separate garden studio adding another useful dimension. Whether it becomes a workspace, creative room or somewhere to retreat to at the end of the garden, it makes the outdoor space work that little bit harder.

#### WHAT ELSE?

Highams Park Station is moments away, with regular Weaver line services towards Liverpool Street and an easy connection to the Victoria line at Walthamstow Central. Winchester Road itself brings some excellent independents close to home, including Vino Tap for wine, beer and cheese, while The Stag & Lantern Micropub is another much-loved Highams Park local. Epping Forest is a short walk away, opening up miles of woodland and green space, with Highams Park Lake another favourite spot for a wander closer to home.



#### A WORD FROM THE EXPERT...

"One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach. Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value. What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London."

LACHLAN HALL  
E4 ASSISTANT BRANCH MANAGER

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