

## FINCH GARDENS, CHINGFORD

### Offers In Excess Of £525,000 Freehold 2 Bed House - Mid Terrace



#### Features:

- Two Bedroom House
- Mid Terrace
- Easy Access to Highams Park and Walthamstow
- Approx. 883 Square Foot
- Private Driveway
- Short Walk to Ainslie Wood
- Downstairs WC
- Circa 22 Foot Rear Garden
- Air Conditioning on the Ground Floor
- Underfloor Heating in the Kitchen

A bright and well-proportioned two bedroom mid terrace house with a private driveway and a circa 22 foot rear garden, set on a quiet residential street in Chingford. You're within easy reach of both Highams Park and Walthamstow here, making day-to-day amenities and transport links simple to access.

If it's green space you're after then Ainslie Wood is just a short walk away, offering peaceful woodland paths and a welcome escape into nature. Venture a little further and you'll also find the open landscapes of Epping Forest close by, giving you plenty of opportunity for weekend walks and fresh air.

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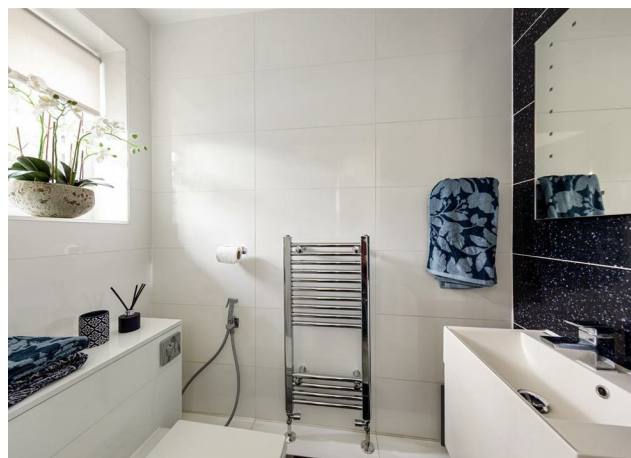
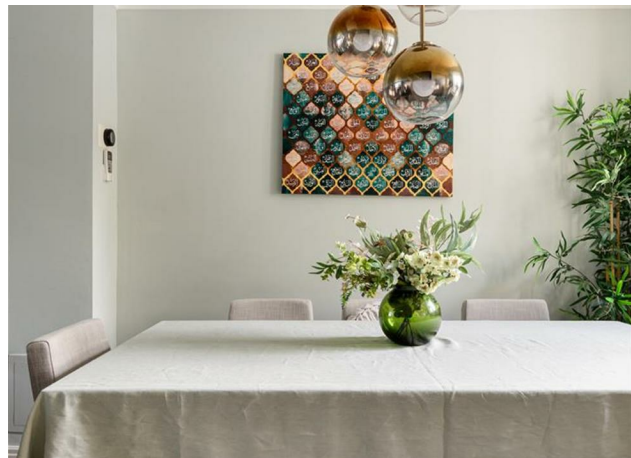
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**IF YOU LIVED HERE.....**

Step inside and you're welcomed into a generously sized reception room stretching over 24 feet in length. It's a bright and versatile living space with plenty of room for both relaxing and dining, with a fireplace creating a natural focal point, spotlights adding a clean finish, and the added comfort of air conditioning downstairs. The proportions make it easy to imagine everyday life unfolding here, whether that's quiet evenings in or hosting friends and family.

Towards the rear you'll find the spacious kitchen and breakfast room, designed with day-to-day living in mind. A skylight draws in plenty of natural light from above, while bifold doors open directly out to the garden, creating an easy connection between indoor and outdoor living. Just off the hallway there's also a handy downstairs WC, a practical addition for busy households and visiting guests.

Upstairs are two well-proportioned bedrooms alongside the family bathroom. The principal bedroom offers comfortable dimensions, while the second room is equally spacious finished and benefits from a reach in wardrobe.

Outside, the rear garden stretches to around 22 feet and has been neatly paved for easy upkeep. A pergola creates a pleasant sheltered spot for seating or outdoor dining, making it a lovely place to spend time in the warmer months. At the front of the house, a private driveway makes parking simple and convenient.

**WHAT ELSE?**

- The bustle of Chingford Mount is around a six minute walk away, with a wide choice of shops, cafés and everyday amenities close at hand.

- Highams Park is just a short cycle away, offering more independent spots as well as access to the tranquil lake and surrounding green spaces.

- Highams Park Station provides direct Overground services to Liverpool Street in around 23 minutes, with easy onward connections via Walthamstow Central for the Victoria Line and fast journeys across the city.



**A WORD FROM THE EXPERT.....**

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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**Reception Room**  
24'3" x 12'11"

**Bedroom**  
13'2" x 8'2"

**WC**

**Garden**  
21'3"

**Kitchen/ Breakfast Room**  
16'11" x 12'3"

**Bedroom**  
10'2" x 9'6"

**Bathroom**  
6'6" x 5'6"



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