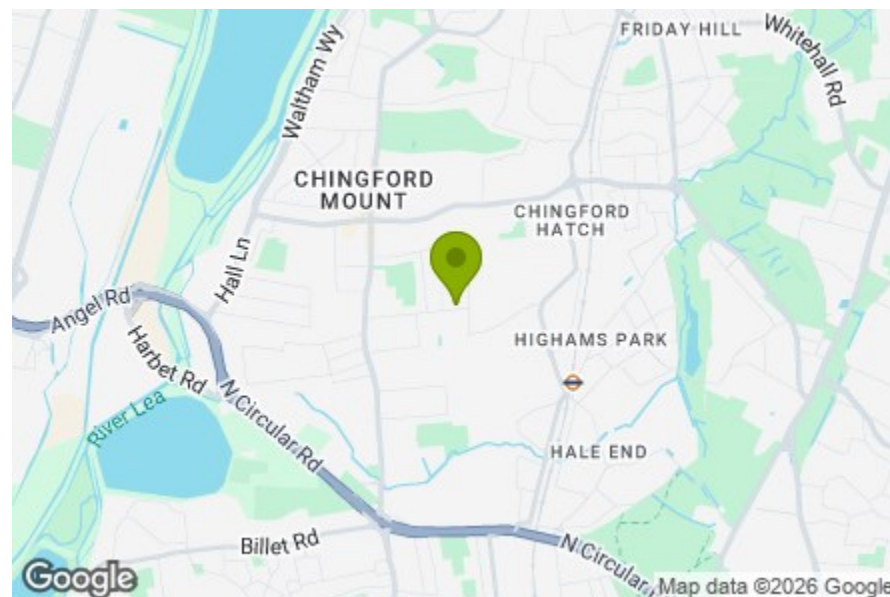


- Reception Room
11'11" x 15'3"
- Reception Room
11'3" x 13'0"
- Kitchen
10'6" x 13'1"
- Bedroom
11'3" x 14'11"
- Bedroom
6'3" x 8'0"
- Bedroom
10'5" x 12'11"
- Bathroom
7'1" x 6'7"
- WC
- Garden
25'11" x 64'3"
- Garage
7'5" x 16'8"



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			
England & Wales		EU Directive 2002/91/EC	



AINSLIE WOOD ROAD, CHINGFORD

Offers In Excess Of £730,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- Semi Detached 1930's
- Approx. 1039 Square Foot
- Private Driveway
- Easy Access to Highams Park and Walthamstow
- Potential To Extend (STPP)
- Large Private Garage
- Circa 65 Foot Rear Garden
- Moments from Ainslie Wood

Moments from Ainslie Wood, this three bedroom semi detached 1930s home brings together generous proportions, a 65 foot rear garden, private driveway and a large garage, all across approximately 1,039 square feet. It's a brilliant spot for everyday life, with Highams Park, Walthamstow and leafy local walks all within easy reach.

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IF YOU LIVED HERE....

Step inside and the space opens up beautifully, with a generous through reception and dining room stretching more than 25 feet from front to back. The bay window brings in plenty of daylight, while the open layout gives you room to settle in, host friends, or create distinct spaces for family life. To the rear, the separate kitchen looks out towards the garden, with direct access outside and plenty of storage and workspace for busy day-to-day living.

Upstairs, the principal bedroom sits at the front with another lovely bay window, while the second double bedroom enjoys views over the rear garden. The third bedroom works well as a child's room, home office or guest space, and the family bathroom sits alongside a separate WC. The layout is practical, familiar and full of possibility.

Outside, the rear garden is a real highlight, stretching to around 65 feet and offering a lovely sense of space. A large pond sits at its heart, creating a peaceful focal point among the established

planting. There's plenty of room for outdoor dining, gardening and family life, making it easy to imagine spending long summer days out here. The private driveway and large garage add everyday practicality, while the semi detached footprint gives the home exciting potential to extend, subject to the usual planning permissions.

WHAT ELSE?

- Ainslie Wood is just moments away, bringing woodland walks and a lovely sense of calm to your doorstep.

- Highams Park is close by for independent favourites including Vino Tap, The Stag & Lantern Micropub, Biba & Wren and Humphry's Café, as well as the lake and landscaped gardens.

- Highams Park Station offers direct Weaver line services to Liverpool Street in around 23 minutes, with Walthamstow Central close by for Victoria line connections.



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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