



CHINGFORD ROAD, WALTHAMSTOW  
Offers In Excess Of £550,000 Freehold  
4 Bed House - Terraced



Features:

- Victorian Terrace
- Four Bedrooms
- Three Receptions
- Garden Studio
- Additional Loft Room
- Two Bathrooms

The Victorian terrace offers an impressive sense of space and flexibility across three well-arranged floors. Behind its classic frontage lie four bedrooms, three reception rooms and two bathrooms, providing ample room for family life or entertaining. The additional loft room adds versatility, ideal as a guest space or peaceful retreat, while the garden studio extends the living area further, perfect for home working or creative pursuits. Well-balanced and full of potential, this is a generous home ready to adapt beautifully to modern living.

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#### IF YOU LIVED HERE...

A bay-fronted period home combining warm brickwork with crisp white detailing, the façade has a timeless sense of charm and balance. Inside, a bright hallway leads through to the main reception rooms and includes useful understairs storage. Generous and filled with natural light from a wide bay window, the front reception offers a welcoming space for relaxing or entertaining, while the second continues the sense of openness and provides excellent potential, subject to planning permission, to be extended into the side return and kitchen, creating a beautiful open-plan living area that could flow seamlessly through to the garden.

The kitchen and dining area is spacious and filled with light from a skylight above, complemented by patterned flooring and room for both cooking and socialising. A further reception adds versatility, while a handy downstairs shower room and WC with skylight completes this level.

Upstairs, four bedrooms sit around a bright landing with a built-in storage cupboard. The main bedroom enjoys generous proportions and plenty of daylight, while the other rooms are well-sized and adaptable for family use, guests, or working from home. The bathroom echoes the home's simple, neutral style, finished with tiled walls and a fitted bath.

On the top floor, the converted loft adds valuable extra space with two skylights and eaves storage. Outside, the garden combines lawn and paved sections and holds plenty of potential to be transformed into a truly delightful retreat, leading to a self-contained studio with its own bathroom.

A short walk from Lloyd Park, this part of Walthamstow has a relaxed, welcoming feel with plenty of local character. Lloyd Park itself is a leafy haven, home to the William Morris Gallery, independent cafés, a weekend market and a spacious play area that draws people from across the community. Nearby, Ruttle & Rowe serves excellent coffee and fresh pastries, while The Dog & Duck and The Bell are both popular spots for lively dining and friendly conversation. The Waltham Forest Feel Good Centre offers swimming and fitness facilities, and Epping Forest is within easy reach for long, peaceful walks through beautiful woodland. The area is also well regarded for its schools, including the outstanding Woodside Primary Academy, making it a wonderful choice for families.

#### WHAT ELSE?

Getting around is effortless, with a bus stop just a minute from your door providing a direct route to Walthamstow Central Station in around ten minutes. From there, both the Victoria line and Overground offer quick connections across London, making commuting or exploring the city easy. For those who prefer to cycle, secure storage at the station provides a convenient option, while the surrounding streets and nearby green spaces make for pleasant rides at any time of day.



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

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON  
E17 ASSISANT BRANCH MANAGER

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