



Reception  
11'8" x 24'10"

Study  
9'3" x 8'6"

Kitchen  
6'6" x 16'2"

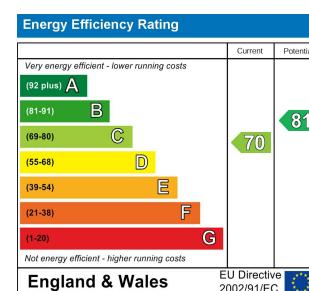
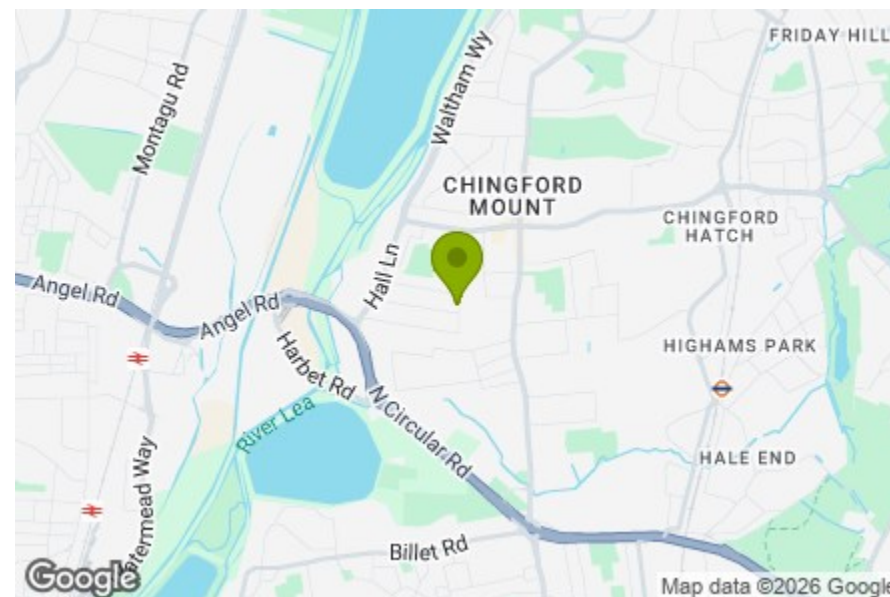
Bedroom  
11'4" x 10'11"

Bedroom  
11'3" x 11'1"

Bedroom  
6'0" x 7'8"

Bathroom  
7'2" x 14'4"

Garden  
17'4" x 8'6"



## YORK ROAD, CHINGFORD

Guide Price £535,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Mid Terrace 1930's
- Easy Access to Chingford, Highams Park and Walthamstow
- Approx. 1027 Square Foot
- Potential To Extend (STPP)
- Rear Access
- Short Walk to Chase Lane Park
- Circa 45 Foot West Facing Garden

GUIDE PRICE - £535,000 to £550,000

Positioned in a peaceful residential street, this attractive 1930s mid-terrace house offers three bedrooms and generous proportions across more than 1,000 square feet of living space. The layout provides flexibility for modern family life, with potential to extend further, subject to planning permission. A west-facing garden of around forty-five feet provides plenty of space to enjoy the afternoon sun, with the added convenience of rear access. Chase Lane Park is only a short stroll away, while Chingford, Highams Park and Walthamstow are all within easy reach, making this a well-connected and appealing place to call home.

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#### IF YOU LIVED HERE...

This appealing home presents a traditional frontage with a classic covered porch and a large ground-floor window that brings balance and natural light to the façade. Inside, the welcoming hallway includes a useful understairs cupboard and leads smoothly through to the main living spaces. The reception and study span the full depth of the home, connected by a soft archway that enhances the sense of flow. A bay window illuminates the front, while glass-panelled sliding doors at the rear open directly onto the garden, creating a bright, relaxed setting ideal for everyday living. The kitchen sits just beyond, enjoying views of the green outlook and offering excellent scope, subject to planning permission, to extend further and form a contemporary open-plan kitchen and dining area. Generous and peaceful, the garden features a paved terrace leading onto a stretch of lawn, perfect for entertaining, gardening, or simply unwinding outdoors. Trees from neighbouring properties frame the outlook beautifully. Their foliage shifts colour through the seasons to create a calm, natural backdrop. Upstairs, three bedrooms include two spacious double rooms and a third versatile bedroom that works well as an office or nursery, while the bathroom feels particularly large, featuring both a bath and a separate shower. With its

comfortable layout and inviting proportions throughout, the property offers the opportunity to settle in straight away while gradually shaping the interiors to reflect your own sense of style. Set within the Chingford Mount area, you're surrounded by a friendly and well-connected community with plenty of local shops, cafés and everyday essentials close to hand. La Rocca, a stylish Italian restaurant, is a popular choice for relaxed lunches and evenings out, while The Old Hall Tavern offers a welcoming local spot for good food and conversation. Green open spaces add to the appeal, with Chase Lane Park and Memorial Park Chingford nearby, both featuring play areas for children, open lawns, and plenty of space for family afternoons outdoors. Families are well served by respected local schools including Chase Lane and Salisbury Manor Primary. **WHAT ELSE?** A quick bus ride brings you to Chingford Station in around twenty minutes, with plenty of other routes serving the surrounding neighbourhoods. Walthamstow and Highams Park are both just a short journey away, adding even more choice to the area's already vibrant mix of shops, cafés, and independent eateries. With reliable transport links in every direction, getting around couldn't be easier.



#### A WORD FROM THE OWNER...

We have enjoyed living in a quiet road with easy access to local amenities just a short walk from Chingford Mount with an array of local shops, cafés, Sainsbury's, Morrisons and good transport links. There is also a Medical Centre, school and park at the end of the road. There are also several retail parks within walking distance which include Aldi, Currys, Sports Direct etc.

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