



Total Area: 127.7 m² ... 1375 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only

- Reception Room
23'9" x 14'0"
- WC
- Kitchen/Diner
20'7" x 11'9"
- Bedroom
14'0" x 11'9"
- Bathroom
- Bedroom
8'7" x 6'3"
- Bedroom
9'11" x 7'11"
- Bedroom
9'10" x 8'5"
- Bedroom
19'3" x 8'4"
- Eaves Storage
- Bathroom
- Garden
19'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	72	
(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	



NEW ROAD, CHINGFORD

Guide Price £600,000 Freehold
5 Bed House - Mid Terrace



Features:

- Five Bedroom House
- Mid Terrace Victorian
- Easy Access to Highams Park and Chingford
- Chain Free
- Approx. 1375 Square Foot
- Downstairs WC
- Moments from Larks Wood
- Circa 20 Foot Rear Garden
- Two Bathrooms

GUIDE PRICE - £600,000 to £650,000

This five-bedroom mid-terrace Victorian house offers generous accommodation arranged over three floors and is available chain free. The layout includes two bathrooms alongside a downstairs WC, providing flexibility for busy households. With approximately 1,375 square feet of internal space, the house has a well-sized footprint suited to modern living. A rear garden of around 20 feet extends the living environment outdoors, while the surrounding area provides easy access to both Highams Park and Chingford for shops, cafés and transport connections. Moments from Larks Wood, the setting also benefits from nearby green space, adding to its appeal for families and long-term buyers alike.

REQUEST A VIEWING
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IF YOU LIVED HERE...

A considered frontage is defined by a smooth rendered finish and a well-proportioned bay window, giving the house an assured presence from the street. Inside, the reception room unfolds with an easy sense of flow, anchored by a wide front window and drawing you naturally through towards the rear. Its proportions allow for a comfortable arrangement that feels welcoming and well balanced. A neatly presented ground floor WC sits just off the main living spaces, finished with full-height tiling in a soft marble-style pattern and offering everyday convenience. To the rear, the kitchen and dining area forms a natural heart to the home. Overhead skylights introduce daylight from above, while bifolding doors open directly onto the garden, creating a strong connection between inside and out. Exposed structural elements add character and definition, giving the room personality and a sense of depth. Beyond, the garden pairs a stretch of lawn with a decked area positioned directly outside the house, creating an inviting outdoor setting that feels ready for both relaxed mornings and long afternoons outside. Upstairs, the first floor is home to three bedrooms, all presented in neutral tones with wood flooring. The front bedroom feels settled and comfortable, while the two additional rooms offer flexibility and balance across the floor. A family bathroom serves this level, arranged around a bath with an overhead shower in a clear, practical layout.

The top floor adds two further bedrooms, including one with twin skylights, a rear window and neatly integrated eaves storage. A second bathroom sits beneath a skylight and is finished in dark-toned tiling, completing this level with a contemporary finish. Life here is shaped by a strong neighbourhood feel, with Chingford Mount close by offering everyday amenities, independent cafés and a family-friendly atmosphere. Green space is plentiful, with Memorial Park and Ridgeway Park nearby, offering open lawns, walking routes and space to unwind outdoors. For something more social, The Larkshall is a well-loved local known for good food and a welcoming garden. A little further on, Highams Park brings added variety, with cafés such as Biba & Wren for coffee, brunch and light bites, alongside The Stag & Lantern for carefully chosen wines, boutiques and small independents. A wide choice of schools is close at hand, including Lime Academy just a four-minute walk away.

WHAT ELSE?

Highams Park Station is a 20-minute walk away, with regular bus routes offering a quicker option and getting you there in just over five minutes. From here, direct rail services provide straightforward connections into central London and surrounding areas.



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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