



Porch
11'1" x 3'4"

Entrance Hall
16'2" x 9'11"

Study
6'2" x 5'1"

Bathroom
5'10" x 5'8"

Reception Room
15'11" x 11'5"

Reception Room
16'2" x 8'9"

Kitchen
9'6" x 9'4"

Garage
26'6" x 9'3"

Bedroom
15'10" x 11'8"

Bedroom
11'8" x 9'3"

Shower Room

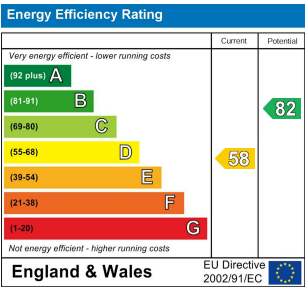
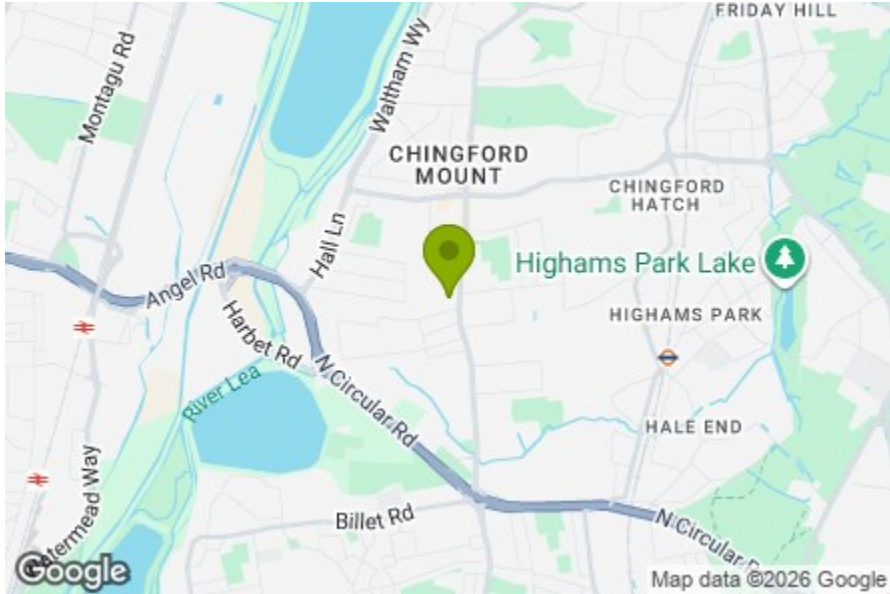
Bedroom
10'5" x 9'11"

Bedroom
7'8" x 7'5"

Loft Room
14'2" x 13'6"

Outbuilding
22'8" x 14'2"

Garden
49'2"



SINCLAIR ROAD, CHINGFORD

Offers In Excess Of £625,000 Freehold 4 Bed House

Features:

- Four Bedroom House
- Large South-Facing Garden
- Private Garage
- Garden Outbuilding
- Off-Street Parking
- Short Walk to Highams Park Station
- Semi Detached
- Chain Free
- Approx 1444 Square Foot

Set on a quiet residential street within easy reach of Highams Park Station, this chain free four bedroom semi detached home offers around 1,444 square feet of living space, along with off street parking, a private garage, a generous south-facing garden and a useful garden outbuilding. With local shops, cafés and Epping Forest all close by, it strikes a lovely balance between everyday convenience and access to green space.



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IF YOU LIVED HERE...

A welcoming entrance hall leads you through to a wonderfully spacious open plan kitchen and dining room. Stretching across the rear of the house, it offers plenty of room for family meals, entertaining and day-to-day living, with large glazed doors and windows drawing in natural light and framing garden views. The kitchen itself is arranged along one side, creating a sociable setting that keeps everyone connected.

Elsewhere on the ground floor, a separate reception room provides a more relaxed retreat, with a feature fireplace adding character and warmth. To the rear, a bright garden room extends the living space further, creating a versatile area that could be used for reading, hobbies, working from home or simply enjoying the outlook over the garden throughout the seasons.

Upstairs, four bedrooms are arranged across the upper floors, offering flexibility for growing families, guests or home working. The bathrooms are well placed to serve the accommodation, while

the overall layout feels practical and well considered. Outside, the south-facing garden is a real highlight. Generous in size and filled with potential, it also includes a substantial outbuilding and a private garage, alongside off street parking to the front.

WHAT ELSE?

Highams Park Station is a short walk away, with regular Weaver line services reaching Liverpool Street in around 25 minutes and easy connections to the Victoria line at Walthamstow Central. The neighbourhood has a friendly, village-like feel, with local favourites including Vino Tap, Biba & Wren, Yaz and The Stag & Lantern all close by. Epping Forest, Highams Park Lake and Mansfield Park offer acres of open space for weekend walks, morning runs and time outdoors throughout the year.



A WORD FROM THE EXPERT..

"One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach. Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value. What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London."

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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