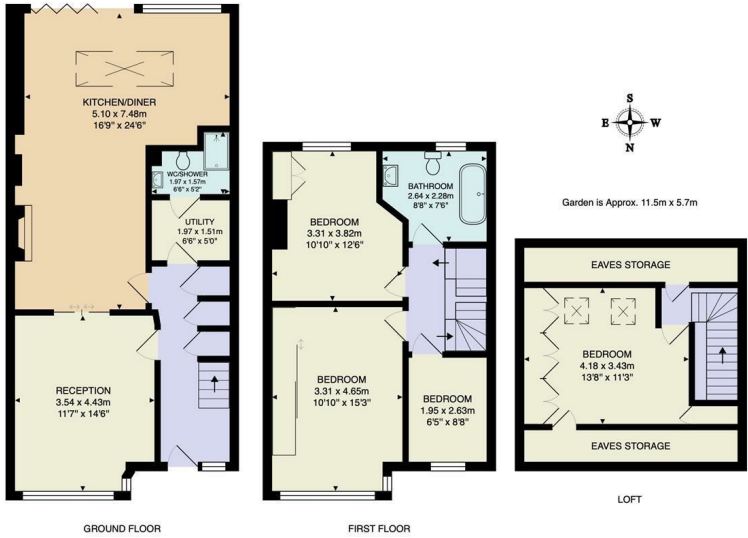




Total Area (Excluding Eaves Storage): 127.2 m² ... 1369 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
11'7" x 14'6"

Utility
6'5" x 4'11"

WC/Shower Room
6'5" x 5'1"

Kitchen/Diner
16'8" x 24'6"

Bathroom
8'7" x 7'5"

Bedroom
10'10" x 12'6"

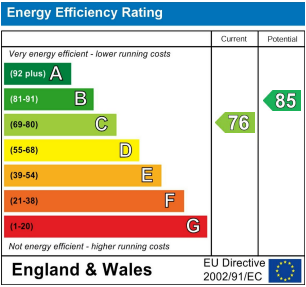
Bedroom
10'10" x 15'3"

Bedroom
6'4" x 8'7"

Eaves Storage

Bedroom
13'8" x 11'3"

Garden
approx 37'8" x 18'8"



WAVERLEY AVENUE, CHINGFORD
Offers In Excess Of £650,000 Freehold
4 Bed House



Features:

- Four Bedroom House
- Arranged Over Three Floors
- Beautifully Renovated Throughout
- Moments From Chase Lane Park
- Accessible to Highams Park and Blackhorse Road
- South-Facing Garden
- Approx 1369 Square Foot

A beautifully renovated four bedroom home in Chingford, thoughtfully arranged over three floors with generous living space and a south-facing garden. Chase Lane Park is moments away, while both Highams Park and Blackhorse Road are easily accessible, giving you a lovely balance of greenery and connections across East London.

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IF YOU LIVED HERE...

Step inside and the ground floor unfolds from the hallway into a bright front reception, where a broad window brings in plenty of natural light and deep blue-green walls give the room a confident, characterful feel. Beyond, the kitchen/diner stretches across the rear of the house, with sleek pale cabinetry, generous worktops and a breakfast bar alongside plenty of room for a full dining table. Overhead glazing draws daylight into the space, while doors open directly onto the south-facing garden. A separate utility and shower room/WC sit just off the kitchen/diner, making the layout particularly practical for everyday family life.

Upstairs, the first floor is home to three bedrooms and the family bathroom, with the two larger bedrooms positioned to the front and rear and a smaller fourth bedroom alongside. The interiors continue the clean, contemporary approach found downstairs, with calm tones and carefully chosen finishes. The family bathroom includes a bath with shower above.

The loft has been converted to create the fourth and largest bedroom, tucked away at the top of the house with roof windows bringing in plenty of daylight and eaves storage running along both sides. Altogether, the house offers approximately 1,369 square feet of thoughtfully arranged living space. Outside, the south-facing rear garden gives you plenty of room for relaxing, dining and enjoying the warmer months.

WHAT ELSE?

Chase Lane Park is moments away, putting useful open green space practically on your doorstep. Highams Park is within easy reach for its independent food and drink scene, Highams Park Lake and direct Overground connections towards Liverpool Street. Chingford Mount is also close by for everyday amenities, while nearby Gökyüzü Restaurant and The Old Hall Tavern add a couple of well-established local options for eating and drinking



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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