



REQUEST A VIEWING  
0203 369 6444







## IF YOU LIVED HERE.....

Step through the porch and into a welcoming home unfolding across two floors, offering around 1096 square feet of well-proportioned living space. A central hallway sets the tone, with a downstairs WC neatly tucked away and a natural flow guiding you through the ground floor.

The reception room sits to the front, with a bay window drawing in plenty of daylight and offering ample space for both relaxing and gathering. To the rear, the kitchen/diner stretches across the back of the house, creating a generous everyday hub with direct access out to the garden. It's a practical, well-considered layout with room for cooking, dining and spending time together.

Upstairs, you'll find three bedrooms and a family bathroom. Two are comfortable doubles, while the third is ideal as a nursery, study or guest room. Outside, the corner plot brings a welcome sense of openness, with a private garage and driveway adding to the home's everyday ease.

## WHAT ELSE?

- Chase Lane Park is a short walk away, offering green space, play areas and a handy local spot for fresh air.
- Chingford Mount is close by for day-to-day essentials, cafés, shops and useful local amenities.
- Walthamstow and Chingford stations are both within easy reach, giving you strong connections across East London and into the city.



## 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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