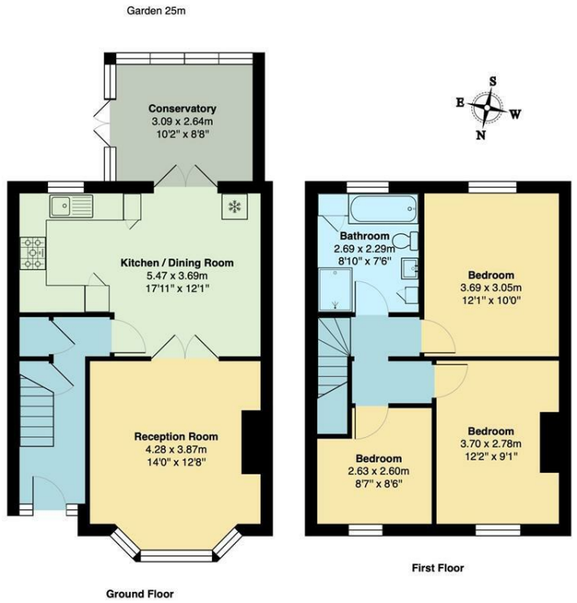


Total Area: 91.7 m² ... 987 ft²

All measurements are approximate and for display purposes only.

Reception Room
14'0" x 12'8"

Kitchen / Dining Room
17'11" x 12'1"

Conservatory
10'1" x 8'7"

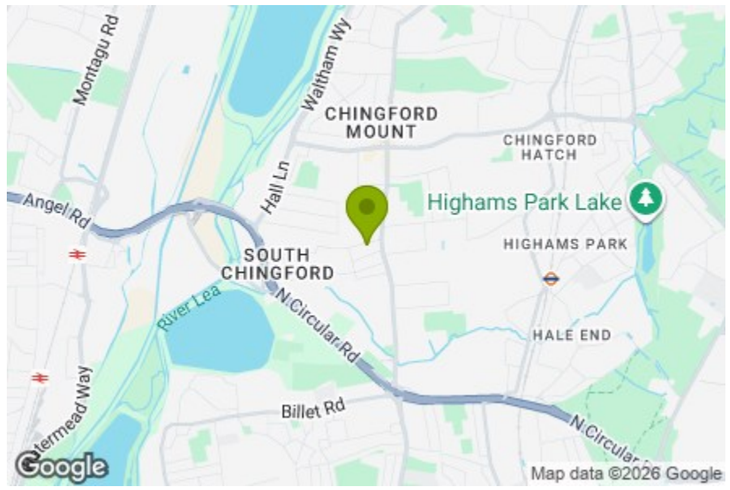
Bedroom
8'7" x 8'6"

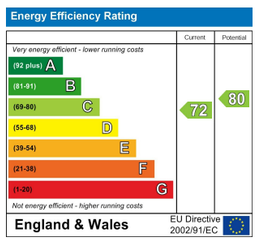
Bedroom
12'1" x 9'1"

Bedroom
12'1" x 10'0"

Bathroom
8'9" x 7'6"

Garden
82'0"





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WESTWARD ROAD, CHINGFORD

Offers In Excess Of £550,000 Freehold

3 Bed House - Mid Terrace

Features:

- Three Bedroom House
- Mid Terrace
- Approx. 987 Square Foot
- Easy Access to Highams Park and Walthamstow
- Quiet Residential Location
- Potential To Extend (STPP)
- Circa 82 Foot South Facing Garden

This three-bedroom mid-terrace home offers approximately 987 square feet of thoughtfully arranged living space in a peaceful and well-established residential area. Positioned for easy access to both Highams Park and Walthamstow, the location combines a sense of calm with strong transport connections and local amenities. The property benefits from a generous 82-foot south-facing garden—ideal for relaxing, entertaining, or future landscaping plans. With clear scope to extend, subject to planning permission, there's exciting potential here to grow and adapt the space to suit your needs. A solid opportunity in a quiet neighbourhood with excellent links and room to evolve.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

This attractive Victorian home immediately impresses with its beautifully preserved façade. A tiled path sets the tone, leading to a smart blue front door framed by etched glass and intricate masonry. The red brick exterior is punctuated by twin sash windows and a bay with decorative detailing, creating a classic and characterful first impression.

Inside, a bright hallway with ornate cornicing, ceiling rose and wood-effect flooring sets a warm and elegant tone. Light filters through the glazed panels beside the door, highlighting the staircase and a handy understairs cupboard. To the front, the reception room is both inviting and spacious, with high ceilings, a traditional fireplace, and a bay window fitted with shutters. Double doors open onto a generous kitchen/dining room, which offers a clean-lined, modern finish and plenty of space for family dining or entertaining. French doors lead into the conservatory—a light-filled extension with views over the south-facing outdoor space and direct access to the patio.

Outside, the garden extends generously to the rear, with a paved terrace, lawn, and mature trees offering both openness and privacy. There's scope here for further extension, subject to planning, without compromising the outdoor area.

Upstairs are three bedrooms: a bright, well-sized double at the rear with peaceful green views, another airy double to the front with shuttered windows, and a smaller room ideal as a nursery, office or guest bedroom. The bathroom is well laid out and tiled in a contemporary finish, featuring a bath and separate walk-in shower. There's also clear potential to convert the loft, subject to planning.

The surrounding area offers a well-balanced mix of green space, community spirit and local convenience. Chingford Mount is within easy reach, home to a lively mix of independent shops, high street names and useful amenities. For outdoor enthusiasts, there's no shortage of options—whether it's a peaceful walk through Memorial Park, playtime at Chase Lane Park, or exploring the woodland trails of Larks Wood. Families are well catered for too, with excellent local schools including the highly regarded Selwyn Primary.

WHAT ELSE?

Highams Park Station is your closest rail link, offering direct connections to Liverpool Street. You'll also find plenty of bus routes nearby, making it easy to reach surrounding areas such as Walthamstow, Chingford and Woodford. Whether you're commuting or heading out to explore, travel here is refreshingly straightforward.



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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