



- Reception Room
11'10" x 11'7"
- Reception Room
10'3" x 11'1"
- Kitchen
16'4" x 21'7"
- Utility Room
7'6" x 5'6"
- Shower Room
7'5" x 4'7"
- Bedroom
7'1" x 7'6"
- Bedroom
10'9" x 11'9"
- Bedroom
10'2" x 11'1"
- Bathroom
7'6" x 7'8"
- Garden Studio
15'7" x 14'6"
- Garden
19'0" x 65'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AINSLIE WOOD GARDENS, CHINGFORD

Offers In Excess Of £750,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Mid Terrace 1930's
- Chain Free
- Easy Access to Highams Park and Walthamstow
- Approx. 1517 Square Foot
- Downstairs Shower Room
- Potential To Extend (STPP)
- Moments from Ainslie Wood
- Circa 66 Foot Rear Garden with Garden Studio
- Downstairs Utility Room

This three-bedroom 1930s mid-terrace home is offered chain free and spans approximately 1,517 square feet, presenting a compelling opportunity for both immediate enjoyment and future enhancement. Thoughtfully arranged, it includes a downstairs shower room and separate utility space, with further potential to extend subject to the necessary permissions. The generous rear garden extends to circa 66 feet and features a garden studio, adding valuable flexibility, while off street parking enhances day-to-day practicality. Positioned within easy reach of both Highams Park and Walthamstow, and just moments from Ainslie Wood, the setting balances everyday convenience with access to open green space.

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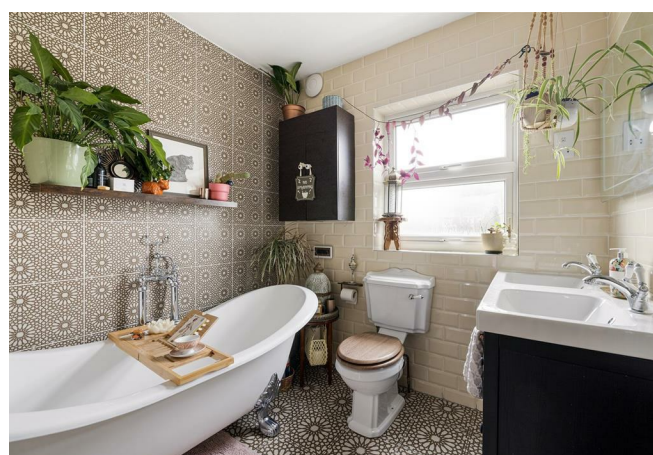
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IF YOU LIVED HERE...

Stepping inside, the hallway makes an immediate impression with patterned tiled flooring underfoot and rich wood panelling rising along the staircase. Decorative cornicing and a ceiling rose add a sense of heritage, while the space unfolds naturally through to the living areas.

To the front, a beautifully proportioned reception room is centred around a bay window, drawing in natural light and highlighting the refined detailing above. Further along, a second reception space continues the theme with soft tones and generous proportions, opening seamlessly into the kitchen and creating a seamless transition between relaxation and entertaining.

The kitchen-diner is vibrant and full of character, centred around a generous island, while patterned tiling and soft-toned cabinetry bring warmth and texture. A skylight above and bifold doors to the garden introduce an abundance of light, enhancing the sense of openness. Positioned just beyond, the utility room and adjoining shower room extend the space with practicality, both finished with distinctive tiling and thoughtful detailing.

Outside, the garden stretches out from a paved terrace into a leafy lawn, with stepping stones leading to a substantial studio positioned peacefully at the rear.

Upstairs, the landing continues the home's warm palette and offers exciting potential

for a loft conversion, subject to the necessary permissions. Three well-proportioned bedrooms each enjoy a calm, restful atmosphere, with the principal room benefitting from a wide bay window. A beautifully styled bathroom completes the floor, where patterned tiling and a freestanding bath create a striking and considered finish.

Everyday essentials are close at hand with Chingford Mount offering a range of supermarkets and local shops. A little further on in the other direction, Highams Park presents a broader mix, where independent spots such as The Stag & Lantern, an award-winning micropub known for its rotating cask ales and craft beers, and Biba & Wren, a well-regarded café for quality coffee and brunch-style dishes, sit alongside a variety of delis and neighbourhood favourites. The nearby Larkshall offers a more traditional setting, with a spacious garden and a strong food offering. Moments away, Ainslie Wood provides a rare pocket of ancient woodland, while Memorial Park and Larks Wood offer further green space, from open parkland to expansive woodland walks. Families are particularly well served, with Ainslie Wood Primary School just a five-minute walk from the door and highly regarded locally.

WHAT ELSE?

Highams Park Station is around a 20-minute walk, or just 5 minutes by bike with storage available at the station, offering direct Overground services into Liverpool Street for City commuters. The North Circular is also easily reached, providing efficient connections across London and beyond.



A WORD FROM THE OWNER...

"We moved into this house 10 years ago, and it's been a labour of love. We've fully modernised it - from a complete rewire and updated plumbing to double glazing and a beautifully designed garden. Every detail was considered. The extensions and outbuilding have given us open space to enjoy family time and entertain friends, while the outbuilding is a peaceful retreat. The alleyway linking it has been a practical bonus. Our passion for design shows through the arches throughout the home and outbuilding. The enchanting forest, just minutes away, and the local shops and amenities have made life so easy. The transport links are excellent. Perhaps most importantly, our daughter's school - where she spent her primary years - is just a few minutes' walk away, which has been invaluable. While we imagined staying longer, we're immigrating, and we hope the next owners cherish this home as much as we have."

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