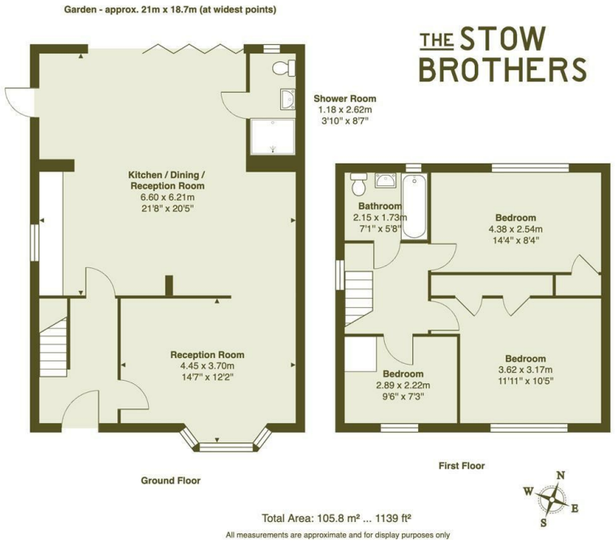


Reception Room
14'7" x 12'1"

Kitchen/ Dining/ Reception Room
21'7" x 20'4"

Shower Room
3'10" x 8'7"

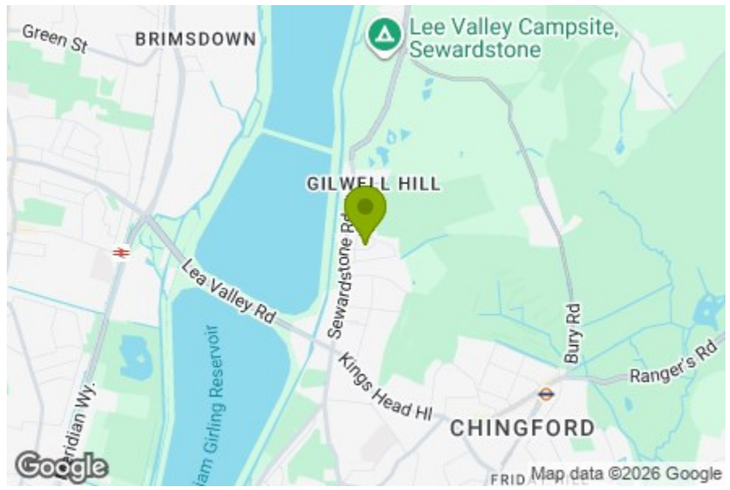
Garden
68'10" x 61'4" approx

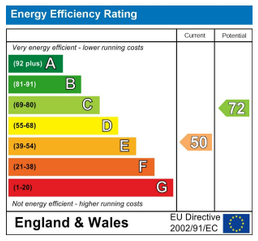
Bedroom
14'4" x 8'3"

Bedroom
11'10" x 10'4"

Bedroom
9'5" x 7'3"

Bathroom
7'0" x 5'8"





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DEER LEAP GROVE, CHINGFORD

Offers In Excess Of £595,000 Freehold

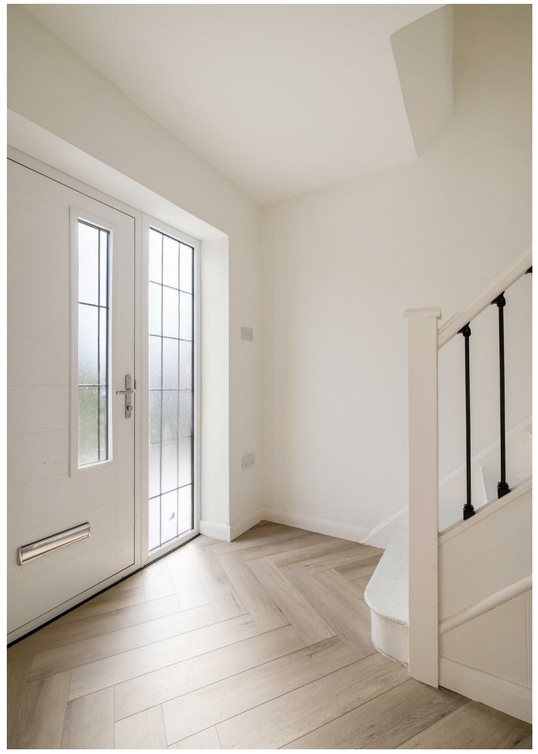
3 Bed House

Features:

- Three Bedroom Semi-Detached House
- Private Driveway
- Large Rear Garden
- Beautifully Renovated Throughout
- Moments to Epping Forest
- Walking Distance to Chingford Station
- Approx 1139 Sqaure Foot

A beautifully renovated three-bedroom semi-detached home in Chingford, where generous interiors, a large rear garden and private driveway come together in a particularly appealing setting. Epping Forest is wonderfully close, North Chingford's restaurants and independent spots are within easy reach, and Chingford Station puts the city within straightforward reach too.

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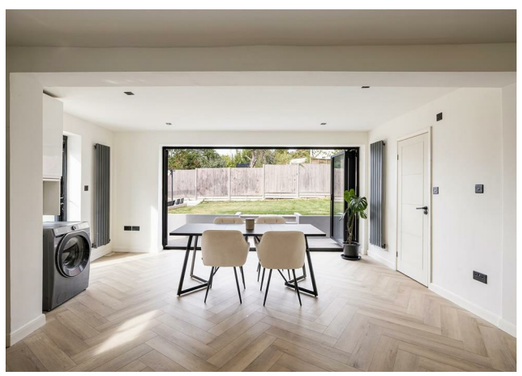












IF YOU LIVED HERE...

The front reception room makes a lovely first impression, with a broad bay window drawing in plenty of natural light and warm herringbone-style flooring adding character underfoot. Continue through and the house really opens up into an expansive kitchen, dining and reception space made for everyday life. Crisp white cabinetry and pale worktops give the kitchen a fresh, contemporary finish, with plenty of room beyond for a generous dining table and relaxed seating. Wide glazed doors open straight onto the garden, so in warmer weather the whole space can spill naturally outdoors. A separate shower room completes the ground floor.

Upstairs, three bedrooms continue the home's calm, thoughtfully finished feel. The largest bedroom has a full wall of fitted wardrobes, while the remaining rooms offer flexibility for family, guests or a home office. The family bathroom has a bath with shower above and a clean, contemporary finish.

Outside, the generous rear garden gives the house even more room to breathe. Stretching to approximately 21 metres at its longest point, it offers a broad patio immediately outside the house before opening onto a substantial lawn, with plenty of room for long summer lunches, play and planting. Altogether, there's approximately 1,139 square feet of beautifully renovated space, with a layout that feels generous, bright and easy to settle into.

WHAT ELSE?

- Chingford's greener side is right on your doorstep, with Queen Elizabeth's Hunting Lodge, Chingford Plain and the wider reaches of Epping Forest all within easy reach. Think woodland walks, wide open spaces and plenty of room to escape into nature, while still having the heart of North Chingford close by.

- North Chingford has plenty happening around Station Road, with independent shops and neighbourhood favourites including Sushi Monster, Rusty Bike Thai and Michelin Bib Gourmand-awarded Gina, giving you a great choice of places to eat close to home.

- Chingford Station is within walking distance, providing Overground services towards Liverpool Street, while a change at Walthamstow Central puts the Victoria line within easy reach for quick connections across London.



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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