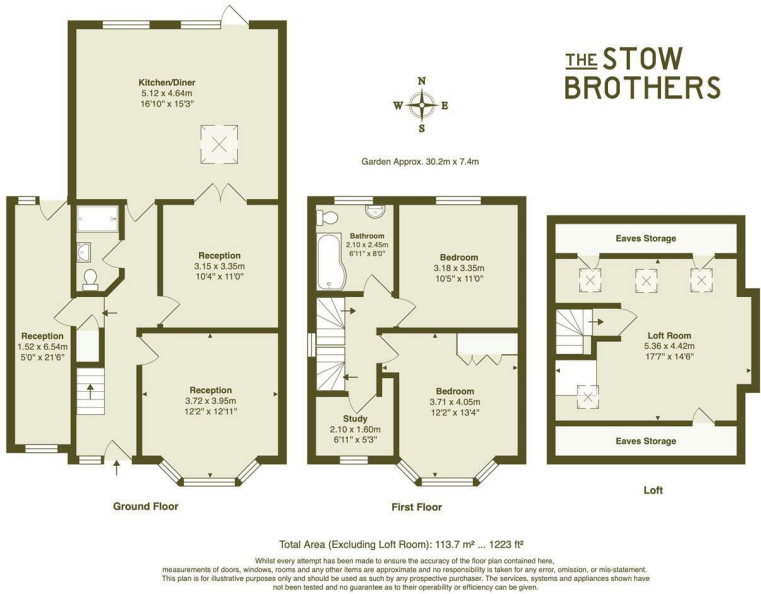




Reception
12'2" x 12'11"

Reception
10'4" x 10'11"

Reception
4'11" x 21'5"

Shower Room

Kitchen/ Diner
16'9" x 15'2"

Bedroom
12'2" x 13'3"

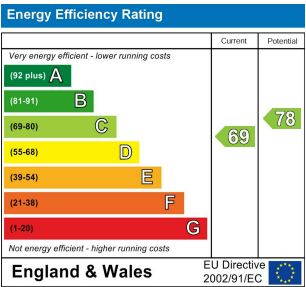
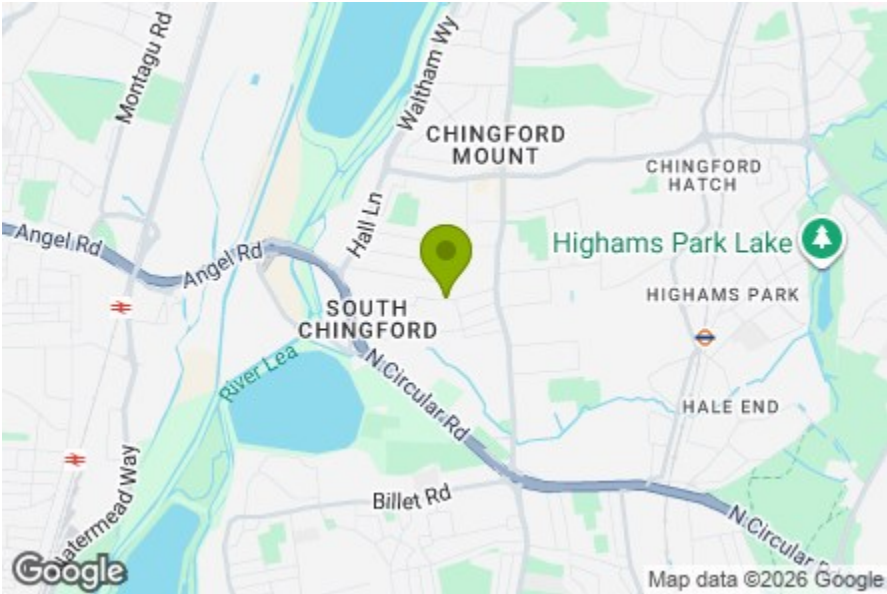
Bedroom
10'5" x 10'11"

Study
6'10" x 5'2"

Bathroom
6'10" x 8'0"

Loft Room
17'7" x 14'6"

Garden
99'0" x 24'3"



WESTWARD ROAD, CHINGFORD
Offers In Excess Of £600,000 Freehold
3 Bed House - Semi-Detached



Features:

- 1930s Semi-Detached House
- Two Bathrooms
- Arranged Over Three Floors
- Renovation Potential Throughout
- Three Reception Rooms
- Large Private Garden
- Close to Local Amenities
- Approx 1223 Square Foot

Brimming with potential, this substantial three-bedroom 1930s semi-detached house in Highams Park is the kind of home you can really make your own. Arranged over three floors, with three reception rooms, two bathrooms, a separate study and a wonderfully generous private garden, there's an abundance of space to work with.

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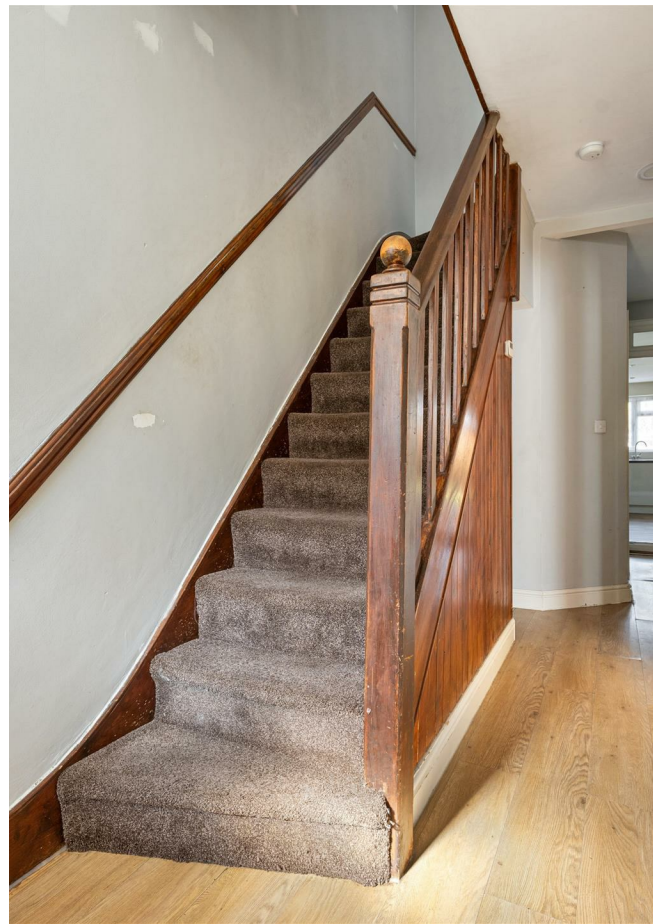
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IF YOU LIVED HERE.....

There's around 1,223 square feet of space here, excluding the loft room, and a layout with real flexibility. On the ground floor, the front reception has a wide bay window, while two further reception rooms create plenty of options for living and dining. Beyond, the kitchen/diner stretches across the rear, with contemporary cabinetry, generous floor space and doors opening directly onto the garden. A shower room/WC completes this level.

Upstairs, the first floor is home to two bedrooms, including the bay-fronted principal bedroom, alongside the family bathroom and a study, ideal for working from home or with potential as a nursery. The stairs continue to the top floor, where the third bedroom occupies the converted loft, with eaves storage on either side. Throughout, there's plenty of scope to update the interiors and shape the house around your own style.

Outside, the garden is a particularly generous part of the home, extending to approximately 30 metres according to the floorplan.

There's room here to create distinct areas for eating, planting and relaxing, with plenty of space left over for everyday family life. Combined with the three reception rooms and flexible upper floors, it gives the house a great foundation to work with.

WHAT ELSE?

- Chingford Mount has plenty of neighbourhood favourites to settle into, from its cafés and restaurants to its independent local businesses. Memorial Park and Epping Forest also bring plenty of greenery close to home.

- Highams Park and Chingford stations offer Weaver line services towards Liverpool Street, while Walthamstow and Blackhorse Road provide further connections across London.

- Families are well served by a good choice of primary and secondary schools in Chingford and the surrounding area.



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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