



Reception Room
17'1" x 14'5"

Kitchen/ Diner
15'10" x 13'11"

Bedroom
17'1" x 9'4"

Bedroom
11'2" x 8'2"

Bathroom
8'5" x 8'2"

Garden
36'1"

Garden Studio
14'10" x 7'8"



MANOR FARM DRIVE, CHINGFORD

Offers In Excess Of £500,000 Freehold
2 Bed House - End Terrace

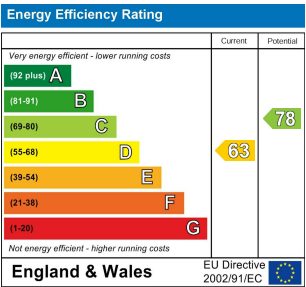


Features:

- Two Bedroom House
- End of Terrace
- Moments from Epping Forest
- Approx. 871 Square Foot
- Potential To Extend (STPP)
- Side Access
- Easy Access to Highams Park and Chingford
- Circa 36 Foot Rear Garden
- Garden Studio

A characterful two bedroom end-of-terrace house in a wonderfully green pocket of E4, with Epping Forest almost on the doorstep and the best of Highams Park and Chingford within easy reach. Inside, the home is bright, warm and thoughtfully finished, with around 871 square feet of space, while a circa 36 foot rear garden, side access and a separate garden studio add even more to enjoy.

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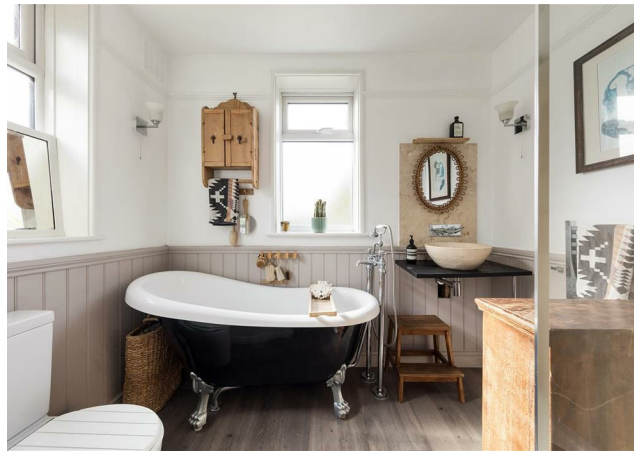
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IF YOU LIVED HERE...

The reception room makes a lovely first impression, with warm timber flooring, crisp white walls and plenty of natural light creating a calm and inviting space. From here, the house opens into a generous kitchen and dining room at the rear. Soft grey cabinetry is paired with timber worktops and tiled flooring, with plenty of room to gather around a dining table. Glazed doors frame the garden beyond, bringing in greenery and making it easy to imagine opening everything up in warmer weather.

Upstairs, you'll find two bedrooms and the family bathroom. Both bedrooms have their own personality, with timber flooring and plenty of natural light, while the bathroom is particularly generous, combining a freestanding bath with a separate walk-in shower. Outside, the circa 36 foot garden feels wonderfully established, with mature planting, lawn and paved areas providing plenty of room to sit out. At the far end, the garden studio creates a brilliant additional space away from the main house. There's side access too, as well as potential to extend the house,

subject to the usual planning permissions.

WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area, including the highly sought-after Whitehall Primary School nearby which is approximately three minutes away.

- Chingford High Street is around a 15 minute walk away, with a thriving food and drink scene. The Royal Forest has reopened following a major refurbishment by Heartwood Collection, while Gina, the neighbourhood chophouse from acclaimed pastry chef Ravneet Gill and her husband Mattie Taiano, has quickly become one of the area's most talked-about openings.

- Chingford Station is also around a 15 minute walk away, with Weaver line services towards Hackney and Liverpool Street, plus an easy connection to the Victoria line. By car, you're well placed for neighbouring Buckhurst Hill and Loughton, as well as connections towards the M1 and M25.



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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