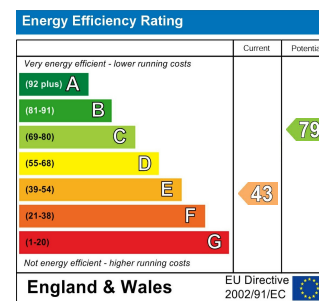
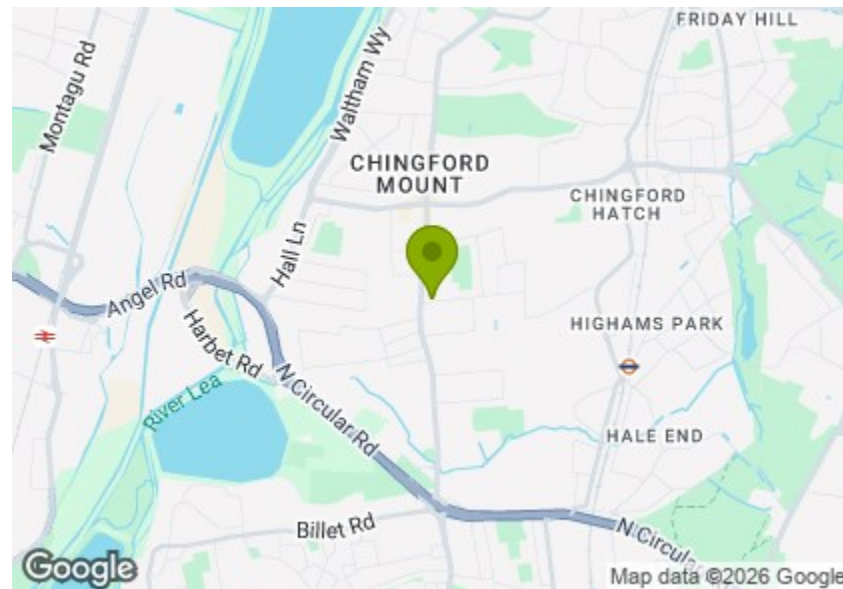


Total Area: 86.2 m² ... 928 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AINSLIE WOOD ROAD, CHINGFORD

Offers In Excess Of £575,000 Freehold

2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace Edwardian
- Easy Access to Highams Park and Walthamstow
- Approx. 928 Square Foot
- Potential To Extend (STPP)
- Garden Studio
- Short Walk to Ainslie Wood
- Circa 70 Foot Rear Garden
- Private Driveway
- Downstairs Utility Room

A handsome Edwardian mid terrace offering around 928 square feet of well-balanced living space, complete with a private driveway and a wonderfully generous rear garden stretching to around 70 feet. A garden studio sits at the far end of the plot, adding flexible additional space, while a separate downstairs utility room brings everyday practicality. There is also excellent potential to extend, subject to the usual permissions. Perfectly placed for easy access to both Highams Park and Walthamstow, the home is also just a short walk from the ancient woodland of Ainslie Wood.

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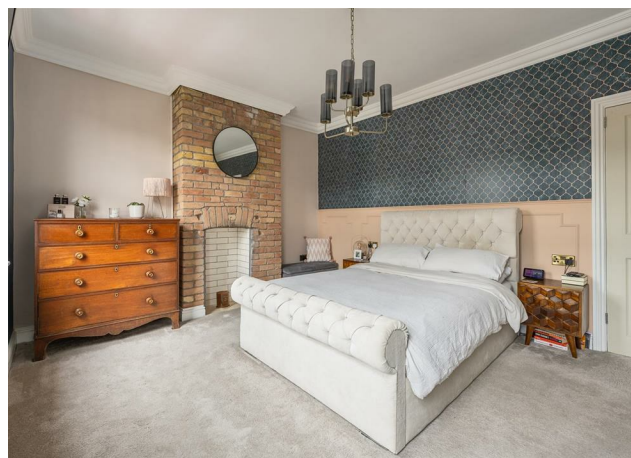
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IF YOU LIVED HERE...

Warm London stock brick and red brick detailing frame the classic Edwardian façade. A soft pink front door brings a gentle touch of character, while the front approach provides off street parking and a neat arrival. Inside, a stained-glass door welcomes you into a hallway where herringbone flooring runs underfoot and coloured panes allow light to filter softly through the entrance. The front reception room is richly coloured, with a wood burning stove within a brick fireplace beneath a timber mantel, while built in shelving adds both storage and display. A wide bay window draws in natural light, enhancing the room's sense of comfort and depth. Beyond, a generous rear reception space offers an inviting setting for dining and gathering. Herringbone flooring continues through to the kitchen where soft neutral cabinetry, brass hardware and pale worktops bring a considered finish. A skylight and large window overlooking the garden introduce an abundance of natural light, while full height cabinetry offers excellent storage. A separate utility room sits just beyond, keeping laundry neatly arranged. Doors open directly onto the garden, creating an effortless connection with the outdoor space. The garden unfolds with a decked terrace beneath a timber pergola, ideal for outdoor dining and long afternoons in the open air. A pathway continues through the lawn, framed by established planting, leading to a raised timber deck and garden studio beyond. Upstairs, two bedrooms and a beautifully finished bathroom continue the home's calm and carefully styled feel. One bedroom features twin windows, decorative

panelling and an exposed brick fireplace, while the second enjoys a leafy outlook and generous proportions. The bathroom offers a freestanding bath, herringbone tiled shower enclosure and warm brass accents, creating a space designed for quiet indulgence. Chingford Mount places everyday essentials close to home, while nearby Ainslie Wood offers peaceful walks through ancient woodland just moments away. Ainslie Wood Primary School, much loved locally, sits only six minutes from the door. From here it's an easy walk into Highams Park, where independent favourites include Stag & Lantern, known for its craft beer selection, alongside The Larkshall, a historic pub serving seasonal British cooking. Biba & Wren adds speciality coffee and house baked treats to the village parade. Regular buses connect with the heart of Walthamstow, where a broad mix of restaurants, bars and creative venues includes the recently opened Soho Theatre Walthamstow.

WHAT ELSE?

Highams Park Station is under 10 minutes by car and offers a station car park for straightforward daily travel. From here, regular Overground services run to Liverpool Street in 25 minutes. Several bus routes run directly to Walthamstow Central, with journeys taking 20 minutes, where the Victoria line provides fast connections across central London.



A WORD FROM THE OWNER.....

"We've lived here for coming up to 5 years now and have spent much of that time renovating which has been a real labour of love. We've been incredibly happy here.

The location has been perfect for us - we love being within walking distance of Highams Park, which is where our first flat was, and with the convenience of having Chingford Mount's shops around the corner and easy transport links into London. "

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Reception
11'6" x 13'11"

Bedroom
15'1" x 12'1"

Reception
9'6" x 11'11"

Bedroom
9'10" x 12'1"

Kitchen
14'4" x 7'6"

Bathroom
8'2" x 7'6"

Utility
4'11" x 5'3"

Garden
69'6" x 16'6"



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