



10



Chingford Road, Walthamstow

Offers In Excess Of
£775,000

Tenure : Freehold

Floor Area : 1504.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Discover a beautifully modernised, character-rich three-bedroom home offering 1,504 sq. ft. of thoughtfully designed living space. From the moment you step inside, the warm hardwood floors and large bay window create an inviting lounge filled with natural light — the perfect spot to unwind or entertain.

The standout feature of this home is the stunning rear extension and loft conversion, where a sleek Italian fitted kitchen, central island, and generous reception area come together to form a contemporary open-plan hub. A large skylight and bi-fold doors flood the space with light and open directly onto the landscaped 39ft garden, creating a seamless indoor-outdoor flow ideal for family living and summer gatherings. A convenient ground floor W/C completes this level.

Upstairs, two spacious double bedrooms offer comfort and style. The primary bedroom enjoys dual windows and a calm, airy feel, while the second bedroom features bespoke fitted storage which leads onto a terrace. The elegant family bathroom is a highlight, boasting a freestanding bath, separate shower, and high-quality finishes that bring a spa-like touch.

The top floor reveals a luxurious master suite with built-in and eaves storage, plus a sleek private en-suite — perfect as a private retreat or guest accommodation.

Outside, the rear garden offers a decked dining area and a versatile outbuilding, ideal as a home office, studio, games room, or gym. With its own Aircon & W/C, it's perfectly suited to modern work-from-home lifestyles.

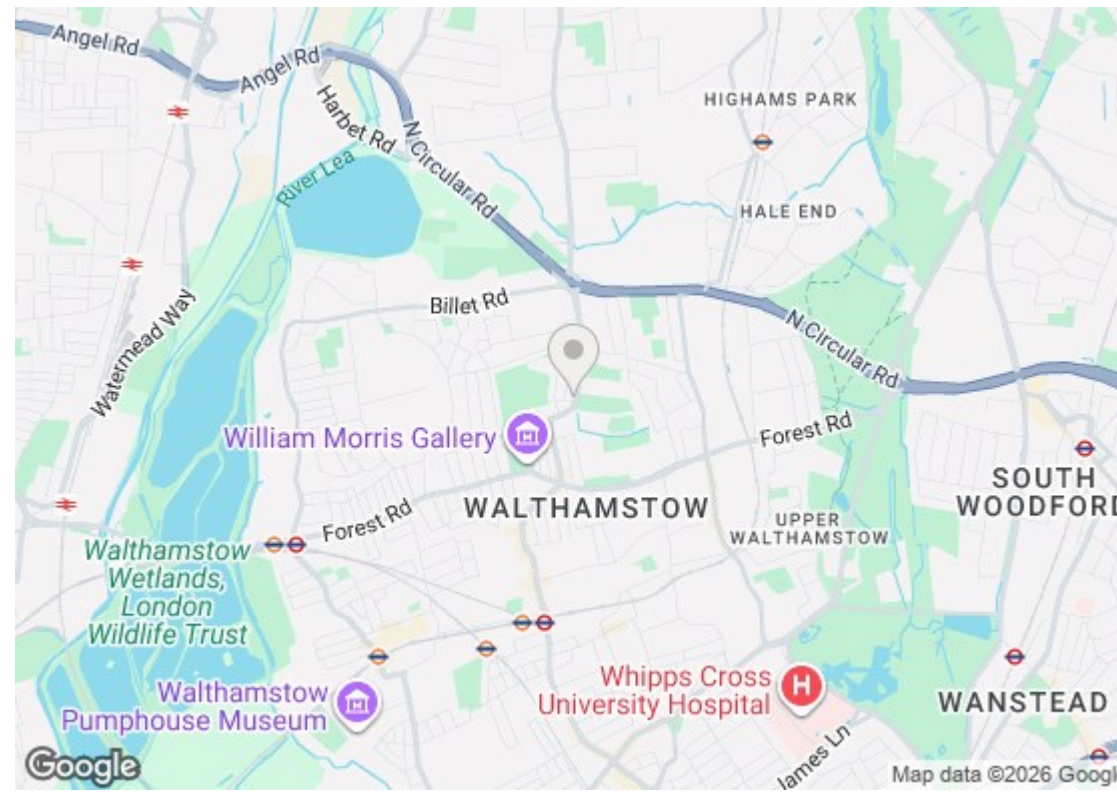
Location

Perfectly positioned between Lloyd Park and the vibrant Poets Corner, this home offers the best of Walthamstow living — green spaces, culture, and community. Enjoy artisan pizza at Yard Sale, weekend browsing at the William Morris Gallery market, or drinks at The Bell, all without the premium price tag of nearby Walthamstow Village.

Commuters will appreciate being less than a mile from Walthamstow Central, offering fast Victoria Line and Overground links to Liverpool Street. Prefer a scenic start to the day? A stroll through Lloyd Park is a favourite of the current owner, and several bus routes offer quick access to the station.

With excellent school catchment options and a warm community feel, this is a home that truly ticks every box — a forever home in every sense.





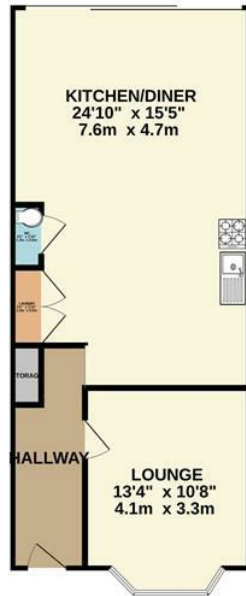
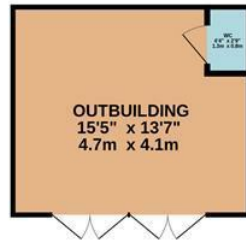


- Victorian Loft converted three double bedroom terrace
- Lloyd Park location
- Stunning extended kitchen/diner with island
- Low maintenance 39ft rear garden
- Must be viewed
- approx. 1,504 sq. ft. of living space
- Stones throw from the Feel good centre
- Versatile outbuilding/home office with W/C & Aircon
- Two bathrooms + ground floor wc

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GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Email walthamstow@wearechurchills.co.uk

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