

Bedroom
14'6" x 12'4"

Bedroom
12'0" x 10'7"

Bathroom
6'3" x 5'2"

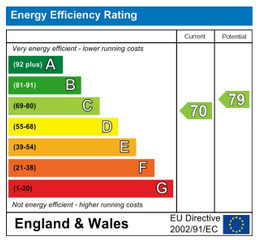
Kitchen/ Reception Room
19'9" x 11'4"

Garden
75'5"

Garden Room
9'2" x 5'8"

Shed
7'10" x 2'7"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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WOODLAND ROAD, CHINGFORD

Offers In Excess Of £435,000 Leasehold
2 Bed Maisonette

Features:

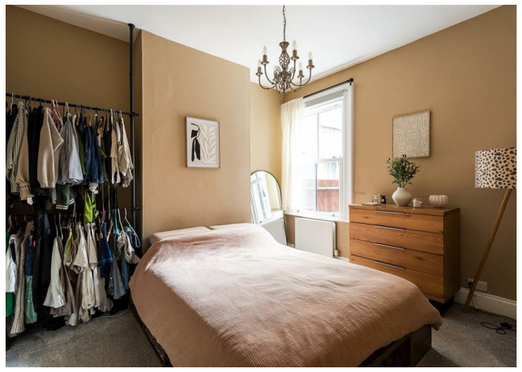
- Two Bedroom Maisonette
- Ground Floor
- Easy Access to Chingford Station
- Approx. 626 Square Foot
- Potential To Extend (STPP)
- Garden Room
- Short Walk to Epping Forest
- Circa 75 Foot Private Garden
- Close to Local Amenities

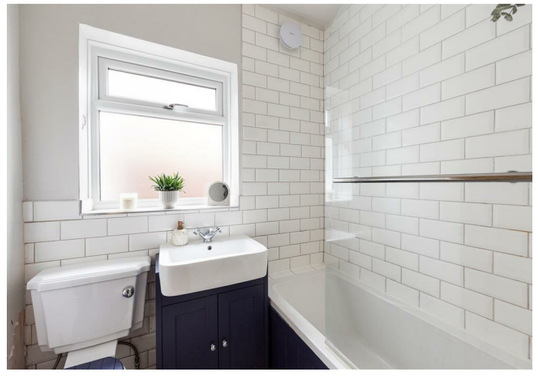
Set in a well-connected corner of Chingford, this charming two-bedroom ground floor maisonette combines thoughtfully finished interiors with a wonderfully generous private garden. With Epping Forest just a short walk away, Chingford's growing collection of independent restaurants and cafés close by, and excellent transport connections, it's a lovely balance of greenery, character and neighbourhood life.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE....

Step inside and you'll discover a warm, inviting home with plenty of personality. At the front, the first bedroom is currently arranged as a beautiful reception room, with a bay window drawing in natural light, soft green walls, wooden flooring and a traditional fireplace creating a cosy setting. Currently used as a reception room, this flexible space works equally well as a bedroom, offering plenty of possibilities for how you make the home your own. The second bedroom is well proportioned, while the contemporary bathroom features classic white metro tiling, a bath with shower above and contrasting dark cabinetry.

Towards the rear, the open-plan kitchen and living space is a real highlight. Sleek grey cabinetry, integrated appliances and warm wooden flooring sit alongside a rich green feature wall, creating a space that feels stylish yet wonderfully comfortable. There's room for dining and relaxing, making this a lovely spot for everything from slow weekend mornings to evenings with friends. Altogether, the maisonette offers approximately 626 square feet of thoughtfully arranged accommodation, with further potential to extend, subject to planning permission.

Outside, the private rear garden stretches to around 75 feet, offering a fantastic amount of outdoor space. A combination of lawn, established planting and room for alfresco dining makes it easy to imagine long summer afternoons spent here. At the far end, a separate garden room offers exciting possibilities as a creative studio, home office or peaceful retreat, while an adjoining shed provides useful storage.

WHAT ELSE?

- With Epping Forest just a short walk away, some of London's most beautiful green spaces are right on your doorstep. Spend weekends exploring winding woodland trails, wandering across the open landscapes of Chingford Plain or discovering the historic Queen Elizabeth's Hunting Lodge. It's a wonderful setting for those who love the outdoors, with something new to enjoy in every season.

- Chingford has a thriving food and drink scene, with a growing collection of independent favourites and exciting new openings. The Royal Forest is part of Raymond Blanc's Heartwood Collection, while Gina's, a chophouse from acclaimed pastry chef Ravneet Gill and her husband, has brought something new to the neighbourhood, even earning a mention in Vogue.

- Chingford Station is within easy reach, with Weaver line services towards Liverpool Street and connections to the Victoria line at Walthamstow Central. Station Road is also home to a lovely mix of independent shops and everyday essentials, making the neighbourhood as convenient as it is full of character.



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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