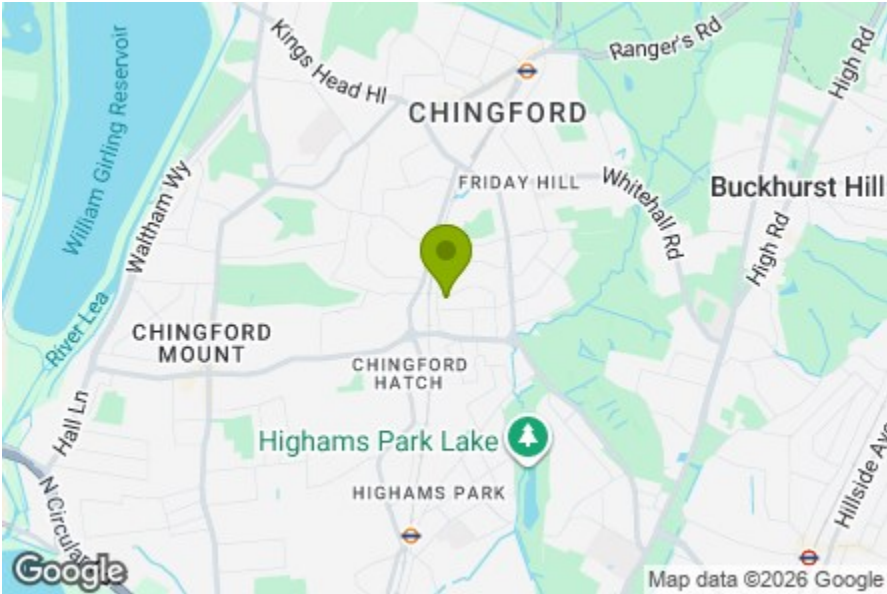


CONNINGTON CRESCENT, CHINGFORD

Offers In Excess Of £525,000 Freehold
3 Bed House



Features:

- Three Bedroom Terrace
- South-Facing Garden
- Potential to Extend (STPP)
- Chain Free
- Off-Street Driveway
- Walking Distance to Highams Park and Chingford Station
- Moments to Epping Forest
- Approx 957 Square Foot

Set in a well-connected pocket of Chingford, this three bedroom terraced house brings together generous living space, a south-facing garden and the rare bonus of a separate garden room. Highams Park and Chingford are both within easy reach, while Epping Forest puts acres of greenery close by. There's off-street parking to the front, potential to extend subject to planning permission, and the house is offered chain free.

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IF YOU LIVED HERE...

Step inside and the hallway leads first to the reception room, a bright, well-proportioned space with a large front window and decorative fireplace. An opening towards the rear creates a natural flow through to the kitchen, while the clean palette and wood-effect flooring keep the ground floor feeling light and cohesive. Beyond, the kitchen has been opened up to create plenty of room for dining, with pale cabinetry, dark worktops and rooflights overhead. French doors open directly onto the garden, making this an easy space to imagine settling into throughout the day.

A bathroom sits off the hallway on the ground floor, with a bath and contemporary fittings. Upstairs, three bedrooms are arranged around the landing, with two particularly generous rooms and a third smaller bedroom. There's also a separate shower room on this floor, adding useful flexibility to the layout. The interiors throughout are calm and neutral, giving the next owner an easy starting point to make the house their own.

Outside, the south-facing rear garden extends to around 20 metres, with a paved terrace leading onto lawn. At the far end, the separate garden room offers a useful additional space away from the main house, with an adjoining shed. Altogether, there's around 956 sq ft within the house, excluding the garden room and shed.

WHAT ELSE?

- Highams Park has a lovely village feel, with local favourites including The Stag & Lantern and Vino Tap, alongside independent cafés, shops and restaurants around The Avenue and Winchester Road.
- Epping Forest and Highams Park Lake offer plenty of green space for long walks, weekend wandering and time outdoors, all within easy reach.
- Both Highams Park and Chingford stations are within walking distance, giving you two useful options for Overground connections, while local schools include Longshaw Primary and Heathcote School.



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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