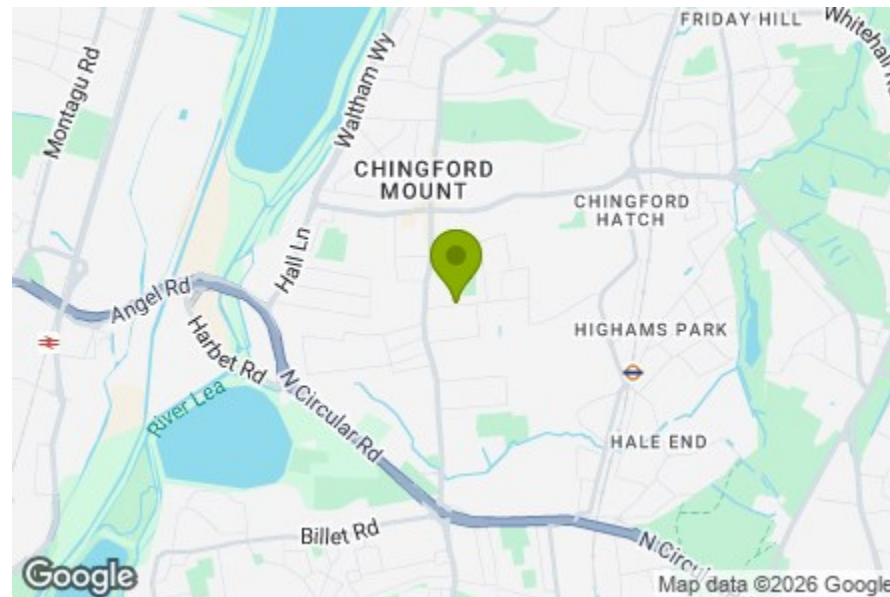




Total Area (Excluding Eaves Storage & Garage): 131.3 m² ... 1413 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

- Reception
11'1" x 14'9"
- Reception
10'7" x 13'3"
- Kitchen/Diner
16'2" x 11'3"
- Pantry/Utility
5'10" x 6'2"
- WC
- Bedroom
6'5" x 7'5"
- Bedroom
10'1" x 14'9"
- Bedroom
10'1" x 13'3"
- Bathroom
6'5" x 10'0"
- Bedroom
12'10" x 16'7"
- Ensuite
4'7" x 9'2"
- Garage
6'1" x 32'6"
- Garden
55'9" x 29'6"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



AINSLIE WOOD ROAD, CHINGFORD Offers In Excess Of £850,000 Freehold 4 Bed House - End Terrace



Features:

- Four Bedroom House
- End of Terrace Edwardian
- Easy Access to Highams Park and Walthamstow
- Approx. 1413 Square Foot
- Chain Free
- Private Garage and Driveway
- Moments from Ainslie Wood
- Potential to Extend (STPP)
- Circa 62 Foot Rear Garden
- Downstairs WC and Utility Room

This bright Edwardian end-of-terrace has the kind of proportions that are hard to come by, with just over 1,413 sq ft of well-considered living space. Inside, you'll find four bedrooms, two generous reception rooms, two bathrooms and a separate downstairs WC, all presented in excellent condition. Outside, the garden offers plenty of space to relax or entertain, while the impressive 32ft garage opens up exciting options for storage, a workshop or future conversion. There's also clear potential to extend further, STPP. Local shops and cafés are close at hand, and Epping Forest is just a short walk away when you want open space on your doorstep. Chingford Station provides a straightforward route into Liverpool Street in under 30 minutes, with quick connections to the Victoria line at Walthamstow.

REQUEST A VIEWING
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IF YOU LIVED HERE

Just moments from the open green spaces of Ainslie Wood - a protected stretch of woodland, this home strikes a rare balance between calm surroundings and everyday practicality. The house is approached via a neat private driveway and the garage itself runs almost the full length of the property, offering excellent storage. Step inside and you're greeted by a smartly finished hallway with an impressive amount of built-in storage. Two reception rooms lead off from here. The front room is full of character, with a bay window, original coving and a striking ceiling rose that nods to the home's Edwardian roots. The second reception room is bright and sociable, opening generously into the kitchen/diner. The kitchen has a confident, modern feel, with charcoal-tiled flooring, crisp white cabinetry and a breakfast bar that naturally draws people together. A wide outlook over the garden brings in plenty of light, while a walk-in pantry or utility room offers flexible additional space. A downstairs WC completes the ground floor. Bifold doors open onto the garden, creating an easy flow outdoors. A paved patio with built-in wooden seating provides a ready-made spot for entertaining, while raised beds, mature trees, and a lawn framed by natural timber fencing give the space a relaxed, established feel. Upstairs, the first floor offers two generous double bedrooms, each with its own character and built-in storage. A third single bedroom works equally well as a guest room, nursery or home office. The family bathroom is beautifully styled, combining glossy olive-toned tiles with clean white walls. A modern freestanding bath overlooks the garden, complemented by a separate

shower. The converted loft forms a calm and inviting retreat. Skylights frame open sky views, while a wide rear window looks out over greenery below. Clever built-in storage and additional space tucked into the eaves make it easy to keep seasonal items neatly out of sight. The ensuite bathroom is finished with terracotta-toned tiles, terrazzo surfaces and black fittings, giving it a contemporary, well-considered feel.

WHAT ELSE?

Several well-regarded schools are within easy reach; Ainslie Wood Primary School is right on the doorstep, while Lime Academy Larkwood, Parkside Primary School and Chase Lane Primary School are all approximately half a mile from the property. For secondary education, South Chingford Foundation School is within easy walking distance (around 0.5 miles), with Highams Park School, AIM Academy North London and Trinity Catholic High School all accessible locally. Highams Park Overground station is the nearest station, roughly 0.6-0.7 miles away, offering direct services into London Liverpool Street in around 20 minutes. Chingford station is also within reach for additional rail options. Regular bus routes run nearby along Ainslie Wood Road and Chingford Mount Road, providing straightforward connections across Chingford, Walthamstow and surrounding areas.



A WORD FROM THE OWNER...

"We have loved taking our time to turn this house into our cosy, safe space for our young family. We did the important stuff first (new boiler, new roof and windows, put in a drive way, rewired throughout and upgraded the radiators) then we changed the bathroom, renovated the garden and most recently adding the loft space, each project with family living in mind. We love having the playroom by the kitchen but the front room for space away from the toys etc. The drive fits two cars easily, garage wonderful storage and the garden is just lovely. The area is going through positive change with the local parks being improved and with lots on the doorsteps we are never short of things to do or people to hangout with. The strong sense of community makes this a wonderful place to live and it is with a heavy heart that we are moving on."

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