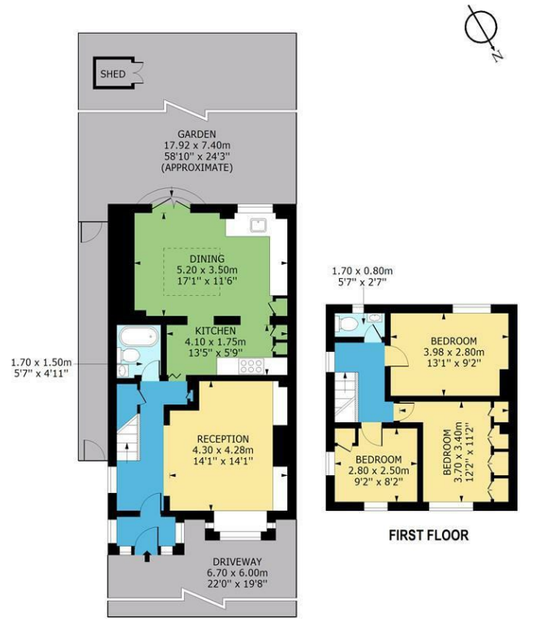
Connington Crescent, E4

Approx. Gross Internal Area 1051 Sq Ft - 97.64 Sq M
Approx. Gross Shed Area 12 Sq Ft - 1.11 Sq M



Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/1/2026

Reception
14'1" x 14'0"

Kitchen
13'5" x 5'8"

Dining
17'0" x 11'5"

Bathroom
5'6" x 4'11"

Bedroom
9'2" x 8'2"

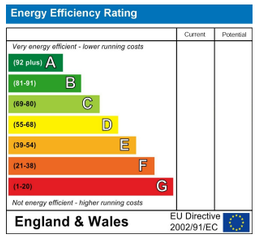
Bedroom
12'1" x 11'1"

Bedroom
13'0" x 9'2"

WC
5'6" x 2'7"

Garden
58'9" x 24'3"

Driveway
21'11" x 19'8"



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CONNINGTON CRESCENT, CHINGFORD

Offers In Excess Of £550,000 Freehold

3 Bed House - End Terrace

Features:

- Three Bedroom House
- End of Terrace
- Quiet Residential Location
- Approx 1051 Square Foot
- Full Width Ground Floor Extension
- 60 Foot Long Garden
- Side Access
- Close to Local Amenities

Set on a quiet residential street, this end-of-terrace three-bedroom house offers a thoughtfully arranged interior and an overall footprint of around 1,051 square feet. A full-width ground floor extension enhances the layout, bringing added flexibility to the living arrangement. Outside, the 60-foot-long garden provides an appealing outdoor retreat, complemented by the benefit of side access. The end-of-terrace position brings a welcome degree of separation, while local amenities remain close at hand, keeping everyday life convenient without compromising the peaceful setting.

REQUEST A VIEWING
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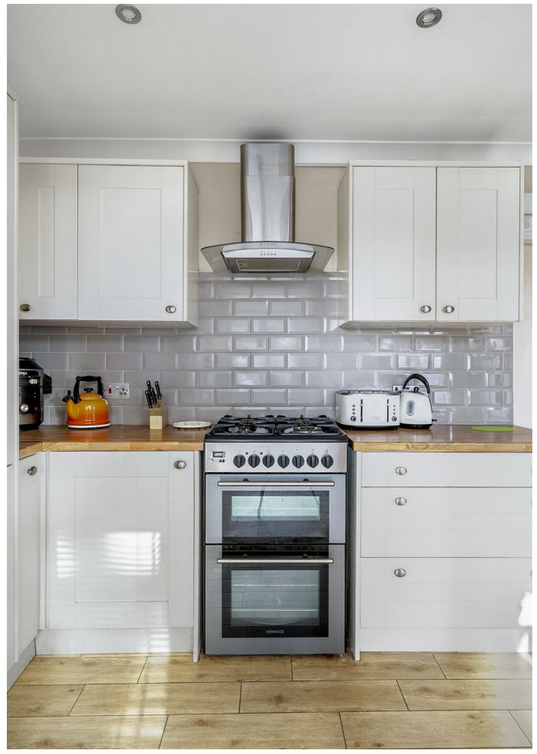

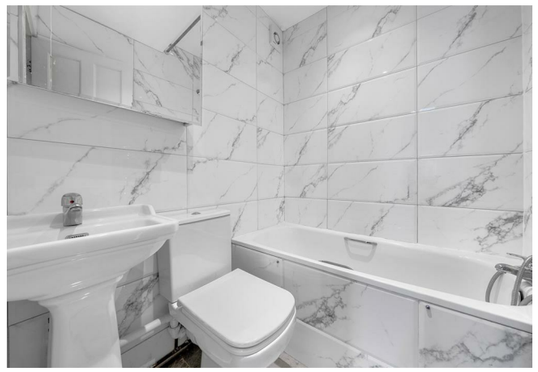

IF YOU LIVED HERE...

Set back from the street, the property is approached via a driveway providing off-street parking and a welcoming sense of arrival.
The reception room sits at the front of the house, centred around a wide window that draws in generous natural light and sets an inviting tone. Its proportions lend themselves comfortably to seating and everyday living, while an elegant arched opening adds architectural interest and frames the staircase beyond. Neutral finishes create a versatile backdrop that feels considered and adaptable.
To the rear, the kitchen is finished in a soft, classic palette with clean-lined cabinetry and tiled surfaces that give a cohesive, timeless feel. It flows naturally into the dining area, where a large skylight introduces daylight from above and wide glazed doors open directly onto the south-facing garden, allowing the boundary between indoors and out to gently dissolve. The garden itself feels richly planted and well established, with layered greenery that catches the sun throughout the day and creates an attractive, secluded setting.
Returning indoors, a contemporary bathroom completes the ground floor, finished with large-format marble-effect tiling and a fitted bath for a polished, well-ordered feel.
Upstairs, the main bedroom benefits from built-in wardrobes, while another bedroom enjoys an outlook over the garden. The third bedroom features dual-aspect windows, allowing natural light to filter in throughout the day. A first-floor WC sits off the landing, adding everyday practicality to the upper level.
The area strikes a pleasing balance between neighbourhood energy and access to open green spaces. Chingford High Street sits within easy walking distance, home to a mix of independents where Café Dada is known for its relaxed daytime atmosphere and Breeze brings a more evening-focused, social buzz. For time outdoors, Highams Park Lake, part of Epping Forest, offers scenic walking routes, while Ridgeway Park provides open space for sport and leisure. The Larkshall is a well-loved local pub nearby, adding to the area's strong community feel. Families are also well placed for highly regarded Longshaw Primary School, just four minutes from home.

WHAT ELSE?

Travel connections are straightforward, with both Chingford Station and Highams Park Station offering regular services into central London. Chingford Station is reached in just over 10 minutes by bus, while Highams Park Station is around 15 minutes away. Frequent bus routes also link the area with neighbouring parts of Chingford, Walthamstow and Leytonstone.

A WORD FROM THE EXPERT.....

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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