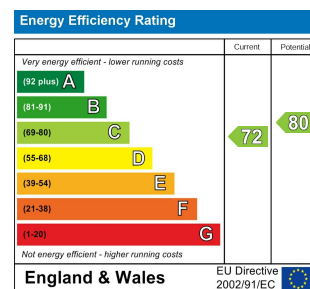
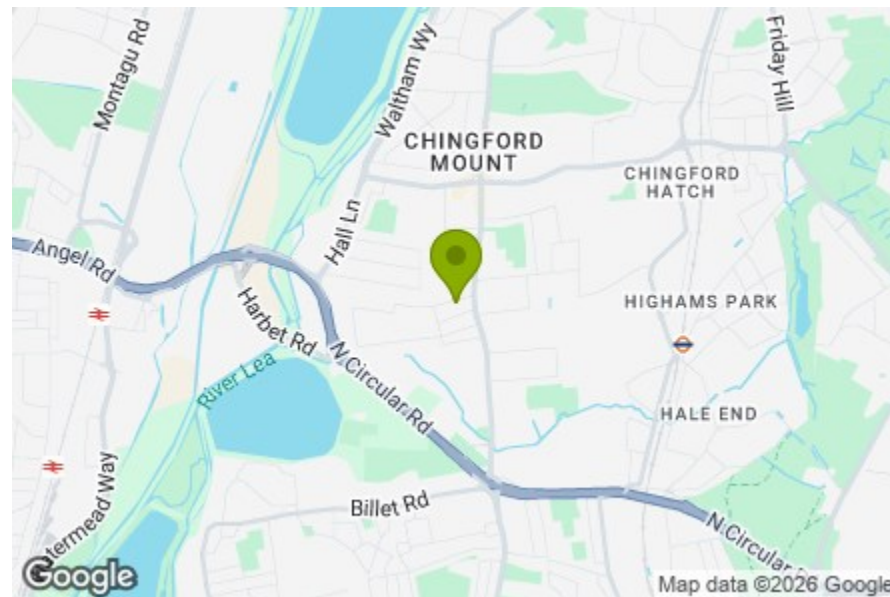


Total Area: 91.7 m<sup>2</sup> ... 987 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

- Reception Room  
14'0" x 12'8"
- Kitchen / Dining Room  
17'11" x 12'1"
- Conservatory  
10'1" x 8'7"
- Bedroom  
8'7" x 8'6"
- Bedroom  
12'1" x 9'1"
- Bedroom  
12'1" x 10'0"
- Bathroom  
8'9" x 7'6"
- Garden  
82'0"



## WESTWARD ROAD, CHINGFORD

Offers In Excess Of £550,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Mid Terrace
- Approx. 987 Square Foot
- Easy Access to Highams Park and Walthamstow
- Quiet Residential Location
- Potential To Extend (STPP)
- Circa 82 Foot South Facing Garden

This three-bedroom mid-terrace home offers approximately 987 square feet of thoughtfully arranged living space in a peaceful and well-established residential area. Positioned for easy access to both Highams Park and Walthamstow, the location combines a sense of calm with strong transport connections and local amenities. The property benefits from a generous 82-foot south-facing garden—ideal for relaxing, entertaining, or future landscaping plans. With clear scope to extend, subject to planning permission, there's exciting potential here to grow and adapt the space to suit your needs. A solid opportunity in a quiet neighbourhood with excellent links and room to evolve.

**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

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0203 325 7228

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#### IF YOU LIVED HERE...

This attractive Victorian home immediately impresses with its beautifully preserved façade. A tiled path sets the tone, leading to a smart blue front door framed by etched glass and intricate masonry. The red brick exterior is punctuated by twin sash windows and a bay with decorative detailing, creating a classic and characterful first impression. Inside, a bright hallway with ornate cornicing, ceiling rose and wood-effect flooring sets a warm and elegant tone. Light filters through the glazed panels beside the door, highlighting the staircase and a handy understairs cupboard. To the front, the reception room is both inviting and spacious, with high ceilings, a traditional fireplace, and a bay window fitted with shutters. Double doors open onto a generous kitchen/dining room, which offers a clean-lined, modern finish and plenty of space for family dining or entertaining. French doors lead into the conservatory—a light-filled extension with views over the south-facing outdoor space and direct access to the patio. Outside, the garden extends generously to the rear, with a paved terrace, lawn, and mature trees offering both openness and privacy. There's scope here for further extension, subject to planning, without compromising the outdoor area.

Upstairs are three bedrooms: a bright, well-sized double at the rear with peaceful green views, another airy double to the front with shuttered windows, and a smaller room ideal as a nursery, office or guest bedroom. The bathroom is well laid out and tiled in a contemporary finish, featuring a bath and separate walk-in shower. There's also clear potential to convert the loft, subject to planning. The surrounding area offers a well-balanced mix of green space, community spirit and local convenience. Chingford Mount is within easy reach, home to a lively mix of independent shops, high street names and useful amenities. For outdoor enthusiasts, there's no shortage of options—whether it's a peaceful walk through Memorial Park, playtime at Chase Lane Park, or exploring the woodland trails of Larks Wood. Families are well catered for too, with excellent local schools including the highly regarded Selwyn Primary.

#### WHAT ELSE?

Highams Park Station is your closest rail link, offering direct connections to Liverpool Street. You'll also find plenty of bus routes nearby, making it easy to reach surrounding areas such as Walthamstow, Chingford and Woodford. Whether you're commuting or heading out to explore, travel here is refreshingly straightforward.



#### 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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