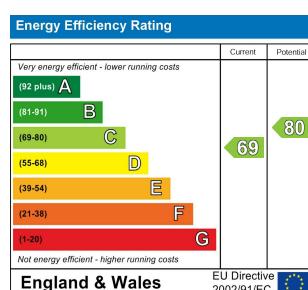
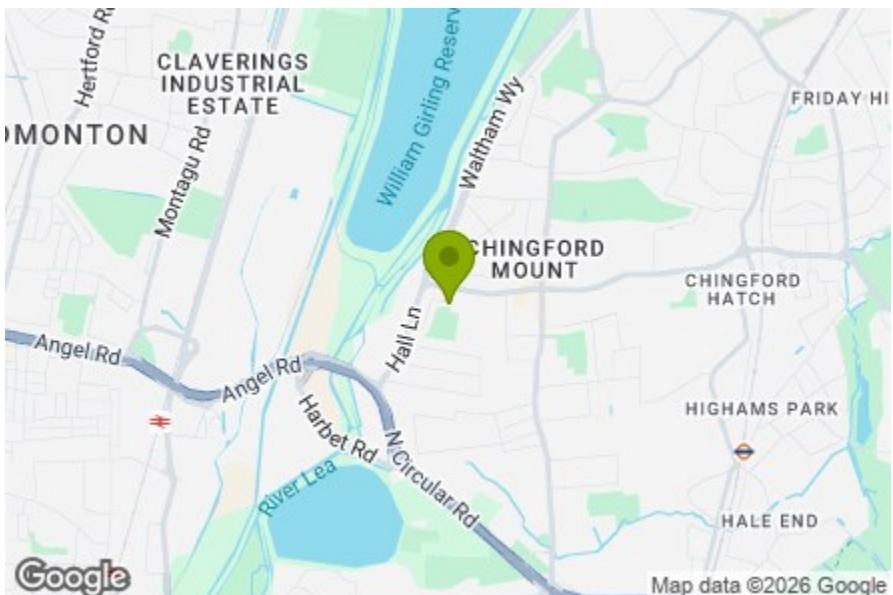


Total Area (Excluding Garden Room, Storage & Side Access): 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>

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.



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## WAVERLEY AVENUE, CHINGFORD

Asking Price £620,000 Freehold  
3 Bed House



### Features:

- Three Bedroom House
- End of Terrace 1930's
- Wider Than Average Side Access
- Approx. 1086 Square Foot
- Private Driveway
- Easy Access to Chingford and Walthamstow
- Circa 60 Foot Rear Garden
- Downstairs WC
- Potential To Extend (STPP)
- Moments from Chase Lane Park

Need room to breathe? This bright and roomy 1930s three-bedroom end-of-terrace would be exactly what you're after. With around 1,086 square feet of tastefully modernised living space, there's still potential to extend (subject to the usual permissions) if you're thinking bigger. The garden area is just as beautifully well-kept, of secure 60-foot southeast-facing oasis with a large lawn as well as a garden room and storage. Location-wise, you're perfectly placed with Epping Forest just a short walk for weekend wanders, and Chingford Station gets you to Liverpool Street in under 30 minutes when it's time to hit the city.

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#### IF YOU LIVED HERE...

Situated on a tranquil street, this lovely period home is just a stone's throw away from the picturesque Chase Lane park, the open green space of Epping Forest and the shimmering waters of William Girling Reservoir. Lovingly extended and updated, it's a brilliant fit for families who want both space and style without losing that sense of practicality. Park up on your private driveway and unload the shopping and kids with ease, or take the side access, great for bikes and muddy dogs.

Step through the smart, widened front door into a bright hallway, a welcoming first impression of this thoughtfully extended home. At the front sits the reception room, softly carpeted and lit by a broad bay window that fills the space with natural light.

The open-plan kitchen and dining area is designed for easy family living. Dual-aspect windows, a run of four skylights and full-width bifolding doors keep the space bright from morning to evening, while wide oak flooring ties everything together. The kitchen runs neatly along one wall with sleek white cabinetry, a Neff double oven and a gas hob for precise cooking. A central island adds storage and prep space, and there's plenty of room to arrange both a dining table and a relaxed seating area.

Outside is where this home really stands out. Throw open the bifolds to a long, mature garden that's as good for lazy Sundays as it is for lively summer evenings. A

paved patio makes an easy spot for seating and a barbecue, while a lush lawn leads to a garden studio at the far end, it's ready to serve as a home office, creative workshop, gym or simply a quiet retreat away from the main house. Enclosed by thick hedging, the garden feels safe for children and pets yet remains private and peaceful.

Upstairs, two generous double bedrooms and a smaller single provide flexible accommodation. The master mirrors the bay-windowed reception below, catching plenty of daylight. The family bathroom is finished in warm sandstone tiles with a classic white suite, freestanding bathtub and separate walk-in shower for a spa-like feel.

#### WHAT ELSE?

Waverley Avenue is close to local amenities as well as Cork Tree Retail Park with retailers such as Aldi, Currys PC World, Pets At Home, Sports Direct and more. Chingford Mount shopping area is also within easy reach with all its bars, restaurants & coffee shops.

Public transport includes local buses, the Overground Station of Meridian Water, and, for those who drive, the A406 North Circular Road is easily accessible. Local schools include Chase Lane Primary & Lime Academy Larkswood, making it an excellent choice for families.



#### A WORD FROM THE EXPERT...

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour.

Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football.

Weekends are reserved for the the Old Hall Tavern. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner.

Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours.

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