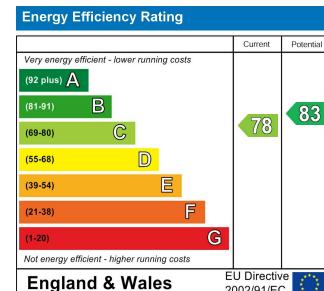




Total Area (Excluding Garage): 230.0 m<sup>2</sup> ... 2476 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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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**FOREST VIEW, CHINGFORD**  
 Offers In Excess Of £1,400,000 Freehold  
 5 Bed House - Semi-Detached

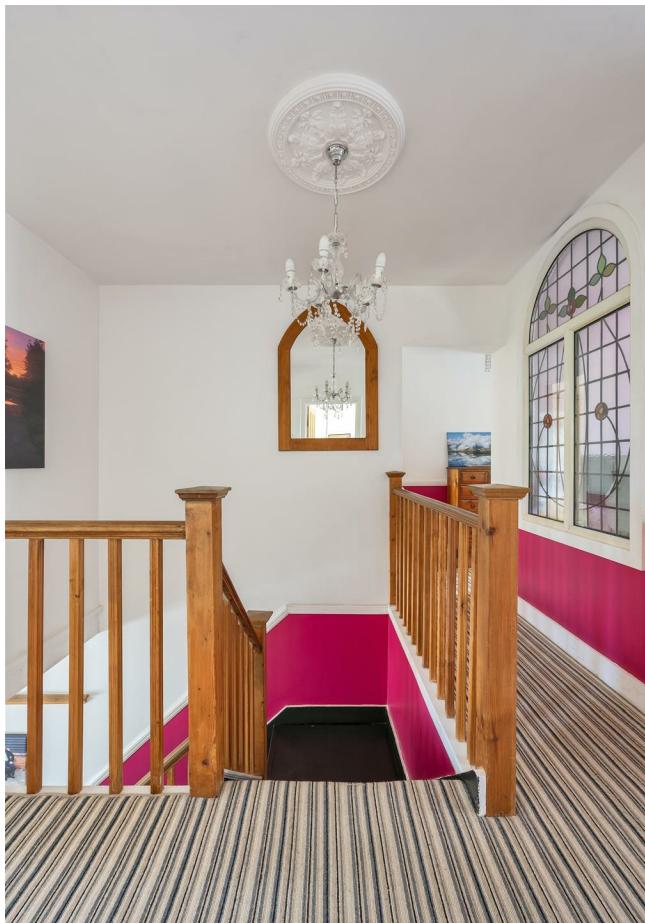


#### Features:

- Five Bedroom House
- 1920's Semi Detached
- Easy Access to Chingford Station
- Approx. 2500 Square Foot
- Potential To Extend (STPP)
- Downstairs WC and Utility Room
- Private Garage and Large Driveway
- Circa 63 Foot South Facing Garden
- Moments from Epping Forest
- Quiet Residential Location Overlooking Chingford Golf Course

Brimming with space, charm and future potential, this striking 1920s semi offers an exceptional lifestyle in one of Chingford's most scenic pockets. Spanning approx. 2,500 square feet with exciting scope to extend (STPP), it's perfectly placed on a quiet road overlooking the golf course and moments from the ancient woodlands of Epping Forest. Chingford Station is also just a short walk away, keeping city connections close at hand. A wide private drive and integrated garage add ease, while 5 bedrooms, a utility and downstairs WC offer day-to-day practicality. At the rear, a glorious 63-foot south-facing garden invites long summer days, weekend gatherings and peaceful escapes, making this home as versatile as it is beautifully positioned.

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#### IF YOU LIVED HERE...

With its elegant gable, curved bay and rose-lined frontage, this handsome home charms from the outset, full of warmth, character and kerb appeal. Inside, the hallway sets the tone with herringbone flooring, natural wood detailing and painted stair treads. The front reception features a deep bay window and decorative fireplace, perfect for relaxing or entertaining. To the rear, a second reception flows into the conservatory, an uplifting space with French doors, a pitched glass roof and views of the greenery beyond. The open-plan kitchen/diner is bright, sociable and beautifully connected to the outdoors. South-facing windows pour sunshine across crisp cabinetry, a breakfast bar and a bank of integrated double ovens. Bifold doors open to the terrace, making hosting or unwinding a joy year-round. The garden is an exceptional highlight, basking in sunlight from dawn to dusk. A generous patio wraps around the rear of the house, ideal for al fresco dining, while a lush lawn stretches out beneath mature trees. At the far end, a raised terrace and stylish outbuilding invite evening drinks, creative projects or secluded moments of calm. Upstairs, 5 bedrooms offer flexibility for growing households or guests. The largest enjoys a wide front-facing bay and leafy views; others feature garden outlooks, built-in storage and soft natural light. The ensuite is notably spacious, while a large family bathroom includes a rainfall shower and claw-foot tub.

There's also a separate WC and a skylit study tucked between. A utility room, cloakroom and internal garage complete this carefully considered and characterful home. Tucked among expanses of open parkland and mature woodland, this neighbourhood offers a rare sense of space and tranquillity without losing its community feel. Epping Forest is quite literally on your doorstep, inviting long weekend rambles, spontaneous picnics or scenic morning runs. For a sociable pint or Sunday roast, The Royal Forest and The Kings Head are both within easy reach, characterful spots full of local charm. Tree-lined streets are dotted with attractive homes, and well-regarded schools such as Normanhurst Primary and Heathcote Secondary are conveniently close. Despite the peaceful, green surroundings, the city never feels far away—thanks to panoramic skyline views and strong local connections. Altogether, it's a setting that blends nature, neighbourhood spirit and urban access in equal, and rather rare, measure.

#### WHAT ELSE?

Chingford Station is just a 2-minute stroll away, making commutes into central London simple and efficient. With direct trains to Liverpool Street and connections to the Victoria Line at Walthamstow, the city is always within easy reach, ideal for work, weekend plans or spontaneous evenings out.



#### A WORD FROM THE OWNERS.....

"We have been here for over 30 years and have seen the kids grow up playing in the forest and attending the local schools. Over the years we have extended the property and have solar panels and a battery (on the original tariff). The south facing garden is a great place for relaxing or entertaining and there is a brick BBQ with both gas and coal options. It is a great combination of suburban living - 2 minutes to Chingford station and 25 minutes into the city - and being on the edge of Epping Forest. North Chingford retinas a village feel, with plenty of independent restaurants and a good mix of shops & cafes. We will miss the place, but the call of grandchildren is strong."

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**Reception**  
14'7" x 16'10"

**Reception**  
13'5" x 12'11"

**Kitchen/ Diner**  
22'4" x 21'5"

**Utility**  
12'7" x 6'6"

**WC**

**Conservatory**  
13'5" x 12'5"

**Garage**  
12'7" x 16'8"



**Bedroom**  
12'7" x 15'9"

**Ensuite**  
8'8" x 8'4"

**Bedroom**  
12'7" x 13'4"

**Bedroom**  
13'6" x 16'10"

**Bedroom**  
8'11" x 8'7"

**Study**  
5'8" x 6'4"

**Bathroom**  
9'0" x 8'5"



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