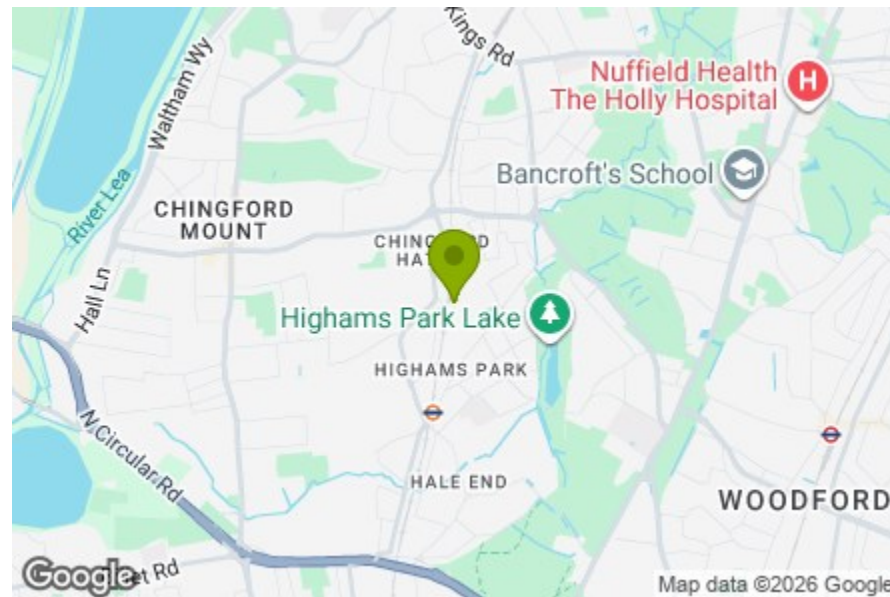




Total Area (Excluding Eaves Storage): 1294 m² ... 1393 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.

- Porch
- Reception 12'4" x 13'8"
- Reception 11'2" x 13'8"
- Kitchen/Dining Room 11'2" x 19'4"
- Downstairs WC/Shower 5'0" x 8'6"
- Bedroom 7'0" x 8'5"
- Bedroom 11'1" x 13'8"
- Bedroom 11'1" x 12'1"
- Bathroom 7'10" x 7'0"
- Bedroom 13'8" x 15'10"
- Eaves Storage
- Shower Room
- Garden approx 48'0" x 19'2"



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



RICHMOND AVENUE, CHINGFORD

Offers In Excess Of £775,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Mid Terrace 1930's
- Approx. 1393 Square Foot
- Chain Free
- Easy Access to Highams Park Station
- Three Bathrooms
- Circa 48 Foot West Facing Garden
- Short Walk To Epping Forest

A handsome four bedroom 1930s family home arranged across three floors, with approximately 1,393 square feet of living space, three bathrooms, a west-facing garden and the added benefit of being offered chain free. Set on a sought-after residential street in Chingford, you're within easy reach of Highams Park Station, Epping Forest and the independent cafés, shops and restaurants that make this corner of E4 so popular with families.

REQUEST A VIEWING
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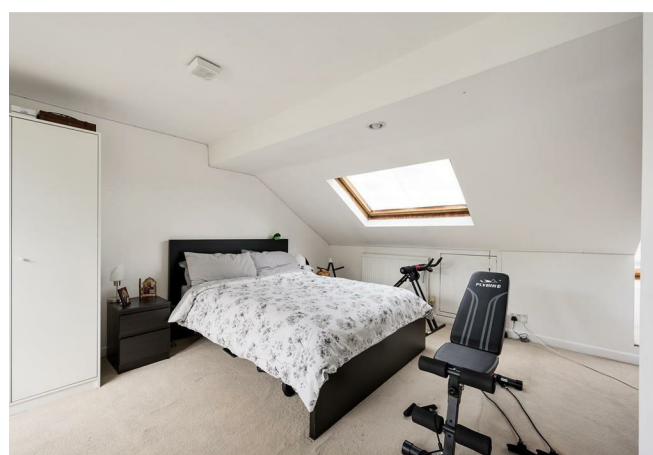
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IF YOU LIVED HERE...

Step through the front door and into a home with generous proportions and a layout that adapts beautifully to modern family life. The through reception room stretches to over twenty-six feet in length, with warm wood flooring underfoot, a feature fireplace to the front and plenty of natural light flowing from front to back. It's a wonderfully versatile space, easily accommodating both comfortable seating and a dining area for larger gatherings.

To the rear, the kitchen and dining room spans almost twenty feet, offering ample storage and worktop space alongside room for a family dining table. Neutral cabinetry and tiled splashbacks keep the look timeless and practical. Beyond, a ground floor shower room and WC adds everyday convenience, while doors lead directly out to the approximately forty-eight foot west-facing garden. A lovely spot for afternoon sunshine, the garden combines patio and lawned areas with plenty of space for outdoor dining, children's play equipment or keen gardeners.

Upstairs, three bedrooms are arranged across the first floor alongside the family bathroom, which features a full-sized bath and classic finishes. The

principal bedroom sits to the rear, with two further bedrooms overlooking the front. The loft conversion creates an impressive fourth bedroom on the top floor, complete with its own shower room, making it an ideal principal suite, guest accommodation or a peaceful retreat away from the rest of the house.

WHAT ELSE?

Highams Park Station is within easy reach, offering direct Overground services to Liverpool Street in around twenty-three minutes. Walthamstow Central is just two stops away for quick Victoria line connections across London.

Epping Forest is a short stroll from your front door, providing acres of ancient woodland, scenic walking routes, cycling trails and open green space to enjoy throughout the year.

Highams Park's thriving neighbourhood centre offers a wonderful selection of independent favourites including Vino Tap, The Stag & Lantern, Biba & Wren and The Royal Oak, alongside a strong sense of community that has made the area increasingly sought after with families.



A WORD FROM THE EXPERT...

"One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach.

Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value.

What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London."

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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