



Reception
10'11" x 17'8"

Kitchen
8'9" x 7'1"

Bedroom
10'11" x 13'1"

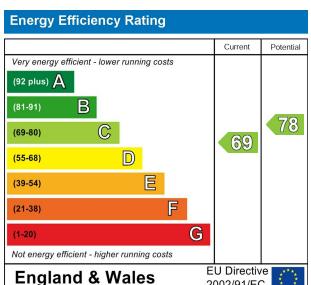
Bedroom
8'9" x 10'1"

Bathroom
5'5" x 6'10"

Loft Room
20'6" x 29'4"

Total Area (Excluding Loft Room): 60.7 m² ... 653 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.



HATCH LANE, CHINGFORD Offers In Excess Of £400,000 Leasehold 2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Semi Detached
- Approx 650 Square Foot
- Large Loft Space
- Easy Access to Highams Park and Chingford
- Moments Away From Epping Forest
- Private Front Door
- 135 Long Lease

Ideally positioned on the edge of Epping Forest, this two-bedroom semi-detached maisonette offers easy access to Highams Park, Chingford, and Walthamstow.

With its own private entrance, the home is immaculately finished throughout, offering 653 square feet of space—not including the existing loft room—with a separate kitchen and living area.

Outside, you'll find a charming rear garden, ideal for relaxing and soaking in the tranquil surroundings. There's also potential to extend, making this a smart choice for future growth.

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IF YOU LIVED HERE...

Thanks to your first floor positioning, you'll love the tranquility that comes with the sky views. As well as being energy efficient, the height also ensures plenty of natural light, something you'll really appreciate in your spacious reception room, where you'll also find a much considered palette and polished finish throughout. There's space here for both lounging and dining, and the separate kitchen will be very convenient, especially as it's such a modern one.

As for the first-floor bathroom, you can enjoy spotless tiling, pristine fittings and just the right amount of traditional charm.

Both bedrooms are smart and stylish, with thoughtful touches like painted radiators and a feature ceiling in the master. The loft room offers excellent flexibility and peace of mind with potential for conversion.

Outside, a smartly landscaped garden awaits, complete with a patio and pergola overlooking the lawn—perfect for relaxing.

You're just one mile from Highams Park station, where the Weaver Overground takes you to Liverpool Street in around 25 minutes. The area is known for its thriving food scene—don't miss Vino Tap, The Stag & Lantern Micropub, and Yaz—as well as plentiful green space, including Epping Forest and Highams Park itself with its flower meadow, lake and playground. Walthamstow is also nearby for even more top-class amenities and Victoria Line access.

WHAT ELSE?

- Parents will be pleased to know you have an abundance of highly regarded schools in the area
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Your new local is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. While the interiors are striking, it'll be the large gardens that beckons in summer. It's just five minutes on foot too.



A WORD FROM THE OWNER...

"Our time at 27 Hatch Lane has been nothing short of wonderful, filled with fond memories and a real sense of belonging. Perfectly situated, we've loved unwinding with outdoor pints and indulgent BBQ Sunday roasts at The Larkshall, just a short stroll away. The beautiful walking trails of Epping Forest are only 10 minutes from our doorstep, offering peaceful nature escapes, while Highams Park station is a convenient 13-minute walk, keeping us well-connected. With a great choice of shops and leisure centres nearby, everything we need is within easy reach. One of our favourite features has been our south-facing private garden—small yet perfectly functional for summer BBQs and relaxing in the sun. The huge loft space has been an invaluable addition, serving as a versatile area for work, exercise, and an impressive amount of storage. As we prepare to move to accommodate our growing family, with baby number two on the way, we'll always cherish the warmth, practicality, and charm of this fantastic home."

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