



Total Area: 133.1 m<sup>2</sup> ... 1433 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

Reception Room  
28'6" x 11'10"

WC

Kitchen/ Diner  
21'3" x 18'4"

Bedroom  
14'4" x 10'9"

Bedroom  
11'1" x 10'2"

Bedroom  
7'7" x 6'11"

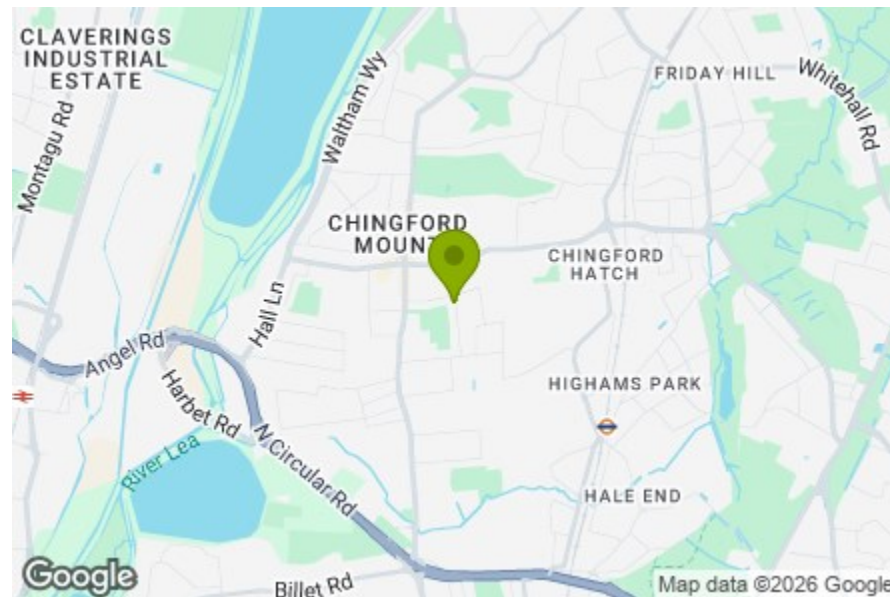
Bathroom  
7'7" x 7'6"

Bedroom  
17'5" x 13'2"

Bathroom

Garage  
17'5" x 12'8"

Garden  
45'11"



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



## AINSLIE WOOD GARDENS, CHINGFORD

Offers In Excess Of £720,000 Freehold  
4 Bed House - End Terrace



### Features:

- Four Bedroom House
- End of Terrace 1930's
- Downstairs WC
- Moments from Ainslie Wood
- Approx. 1433 Square Foot
- Private Garage and Rear Access
- Easy Access to Highams Park and Walthamstow
- Circa 46 Foot West Facing Garden
- Private Driveway

A characterful four bedroom 1930s end terrace with a private driveway, rear garage and a west facing garden, set just moments from Ainslie Wood. Local shops and cafés are close at hand, and with both Highams Park and Walthamstow within easy reach, this is a well connected part of E4 with a strong sense of neighbourhood and plenty close by.

REQUEST A VIEWING  
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**IF YOU LIVED HERE.....**

Inside, the house unfolds over three floors and offers around 1,433 square feet of internal space, excluding the garage. The reception room is long and well proportioned, stretching from the front bay to the rear of the house, with wooden flooring underfoot, a soft neutral palette, recessed lighting and an inset fireplace. Sliding glazed doors keep a lovely sense of flow through to the kitchen while still allowing each space its own feel.

At the back, the kitchen diner is generous and bright, fitted with glossy white cabinetry, grey worktops and plenty of storage, with enough room for both a dining table and a sofa. A downstairs WC sits just off the hall, and from the kitchen you step out to a covered patio before the west facing garden opens up, around 46 feet in length, with lawn, a central path and the garage at the far end. Rear access adds another practical touch.

On the upper floors, the first floor holds three bedrooms and a bathroom, including a large front bedroom with a full wall of fitted

wardrobes and another double with built in storage and dressing space. Right at the top, the fourth bedroom sits peacefully beneath the eaves, with a shower room alongside and useful eaves storage.

**WHAT ELSE?**

- Ainslie Wood is just moments away, offering an easy escape into nature and a lovely sense of greenery close to home.

- Local shops and cafés are close at hand, making day to day errands and weekend coffees pleasingly easy.

- Chingford Station makes journeys into Liverpool Street simple in under 30 minutes, with quick connections to the Victoria line at Walthamstow.



**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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