

Total Area: 100.3 m² ... 1080 ft²  
All measurements are approximate and for display purposes only.

Reception  
13'5" x 12'10"

Reception  
14'4" x 9'10"

Kitchen  
12'10" x 7'10"

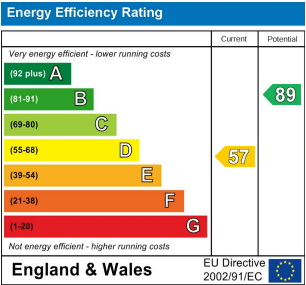
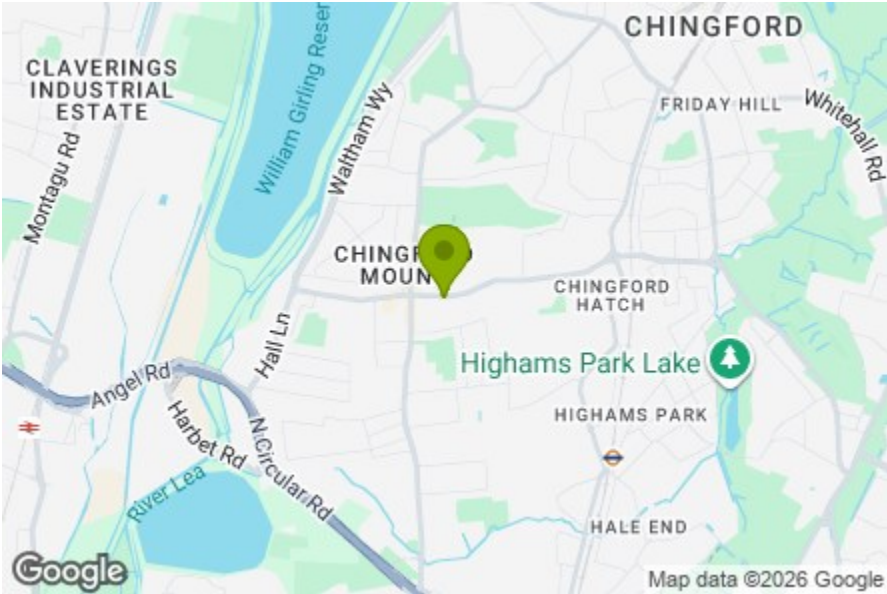
Bedroom  
13'6" x 12'6"

Bedroom  
14'4" x 9'11"

Bedroom  
10'0" x 6'5"

Shower Room  
8'2" x 7'11"

Garden  
98'5"



## NEW ROAD, CHINGFORD

Guide Price £500,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Mid Terrace 1920's
- Private Driveway
- Chain Free
- Circa 100 Foot South Facing Garden
- Potential to Extend (STPP)
- Approx 1080 Square Foot
- Easy Access to Chingford and Walthamstow

GUIDE PRICE - £500,000 to £550,000

This charming 1920s three-bedroom home offers an exciting opportunity for buyers to create their dream living space. With no onward chain, it's brimming with potential. While the property requires some attention, its generous layout invites you to reimagine and personalise every corner. The generously sized south-facing garden, stretching around 100 feet, offers an ideal setting for future extensions or outdoor enjoyment. Conveniently situated with easy access to both Chingford and Walthamstow, this home combines potential with accessibility. Adding to its appeal is the practicality of a private driveway, offering seamless entry as you begin your next chapter.

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

Enter through the front door and settle into the spacious hallway before discovering your two inviting reception rooms. The first, located at the front of the house, boasts a large bay window that floods the room with natural light. The second reception room leads through double doors to your stunning south-facing garden, an expansive outdoor haven, ideal for relaxation or entertaining. The modern kitchen is thoughtfully positioned between the two reception rooms, creating a seamless flow that enhances the home's layout and functionality. Bathed in natural light, it is a bright and welcoming space filled with warmth throughout the day. Its positioning not only ensures practicality but also connects indoor living with the serene outdoor surroundings, creating a harmonious and inviting atmosphere. Making your way upstairs, you'll find yourself on the second floor, where three bedrooms and a bathroom await. Each bedroom offers its own unique potential, whether as a peaceful retreat, a vibrant children's room, or a productive home office. Along with the potential to extend into the garden, there's also the possibility of expanding upwards with a loft conversion. This upper floor is a versatile space, ready to be tailored to suit your lifestyle. For green open spaces beyond your own garden, you're less than a 10-minute drive from the renowned Lloyd Park. Here, you can soak up its scenic beauty, lively atmosphere, and cultural highlights, including the iconic William Morris Gallery. Head in the opposite direction, and you'll find yourself in Epping Forest, also within a

10-minute drive, where you can explore its sprawling woodland, enjoy tranquil walks, or embark on cycling adventures amidst nature. If you prefer to leave the car at home, reaching Walthamstow or Chingford is a breeze with a range of convenient bus routes just moments from your doorstep. Both destinations offer a vibrant selection of pubs, cafes, and restaurants, providing something for every occasion. Whether you're in the mood for a relaxed coffee, a delicious meal, or a lively evening with friends, you'll find plenty of options to suit your taste. From cosy spots for casual dining to buzzing venues for social gatherings, Walthamstow and Chingford have it all.

#### WHAT ELSE?

Families will appreciate the wide range of nearby schools to choose from, ensuring easy access and quality education. When the school day is done, head to the Waltham Forest Feel Good Centre for some fun and exercise. Enjoy a swim, a workout, or a fitness class, while the kids explore the soft play area or take on the Clip 'n Climb adventure. Adults can unwind in the spa, making it a perfect spot for the whole family. To round off the day, enjoy a hearty family meal at the Larkwood Harvester, just a short 10-minute walk from your home.



#### A WORD FROM THE OWNER...

"This has been our family home for 98 years, my mother has lived there all that time, she moved in when it was built and she was 2 years old. At the time they could not afford the next door 4 bedroom property as it was £20 pounds more and there were no houses opposite, only farmland."

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