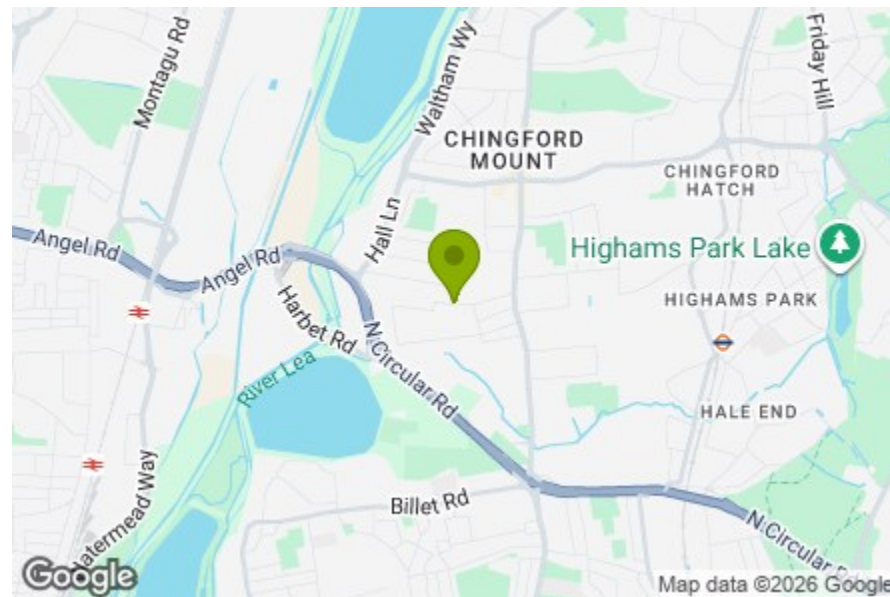




Total Area: 111.8 m² ... 1204 ft² (excluding garden)
All measurements are approximate and for display purposes only.

- Reception Room
13'3" x 24'4"
- Kitchen
13'3" x 9'2"
- Hallway
5'1" x 11'0"
- Bedroom
13'5" x 10'11"
- Bedroom
7'10" x 11'0"
- Bathroom
8'3" x 9'1"
- Bedroom
13'1" x 14'0"
- Eaves Storage
- Bedroom
8'3" x 8'11"
- Bathroom
7'0" x 4'2"
- Garden
13'9" x 55'9"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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



WESTWARD ROAD, CHINGFORD

Guide Price £600,000 Freehold
4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached
- Approx. 1204 Square Foot
- Chain Free
- Easy Access to Walthamstow and Chingford
- Two Bathrooms
- Circa 56 Foot Rear Garden
- Short Walk to Chase Lane Park

GUIDE PRICE - £600,000 to £650,000

Set on a residential street within easy reach of both Walthamstow and Chingford, this chain free, four bedroom semi detached home offers around 1,204 square feet of well presented living space, two bathrooms and a generous rear garden. Chase Lane Park is a short stroll away, while local shops, cafés and everyday amenities are all close at hand, making this a practical setting for family life.

REQUEST A VIEWING
0203 369 6444

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0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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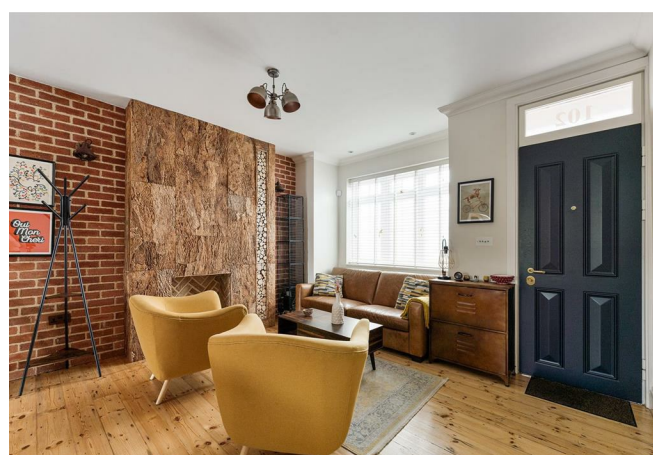
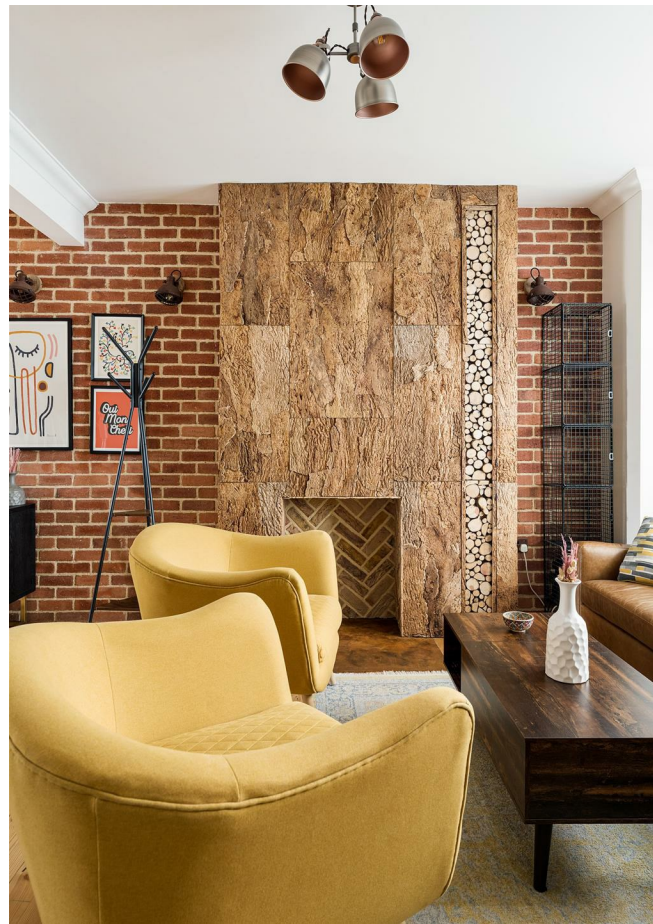
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0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE.....

Step inside and you'll find a bright entrance hall leading through to a spacious open plan ground floor that has been thoughtfully arranged for modern living. The reception and dining areas flow naturally into one another, with exposed brick feature walls adding warmth and character throughout. To the rear, the contemporary kitchen is finished in soft grey cabinetry with solid timber worktops, a large island with breakfast bar seating and plenty of storage. Wide folding doors open directly onto the approximately 56 foot rear garden, bringing in plenty of natural light and creating an easy connection between inside and out.

The garden combines a paved terrace for dining with a lawn beyond, offering plenty of room to relax or entertain through the warmer months. Back inside, the first floor offers well proportioned bedrooms alongside a stylish family bathroom, while the converted top floor provides an impressive principal bedroom with generous eaves storage and its own contemporary en suite shower room. Throughout the house, the décor is clean and

understated, creating a home that is ready to move into while still offering plenty of scope to make it your own.

WHAT ELSE?

- Highams Park is within easy reach, with local favourites including Vino Tap, The Stag & Lantern, Yaz, The Royal Oak and Biba & Wren, alongside Overground services into Liverpool Street.

- Chingford also offers plenty for food and drink, from Gina Café to Rusty Bike Thai, Sushi Monster and the pubs and restaurants around Station Road.

- Chase Lane Park is a short walk away, while Epping Forest is also close by for woodland walks and open green space. Families are well served by several well regarded primary and secondary schools, with regular bus routes linking Walthamstow, Chingford and the surrounding neighbourhoods



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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