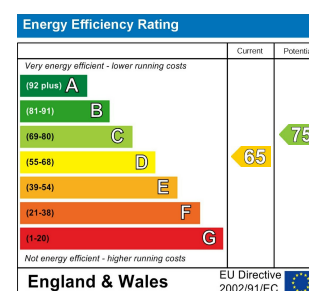
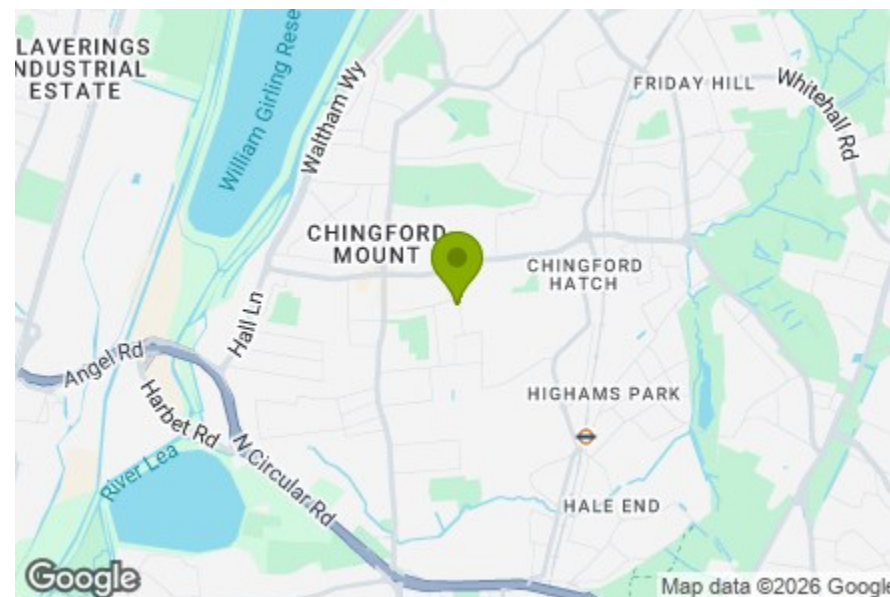




- Reception Room  
14'8" x 11'4"
- Kitchen/Reception Room  
21'4" x 17'7"
- WC
- Bedroom  
9'2" x 5'5"
- Bedroom  
14'11" x 11'1"
- Bedroom  
12'5" x 10'6"
- Bathroom  
8'9" x 6'8"
- Bedroom  
18'0" x 10'1"
- Ensuite  
5'8" x 5'5"
- Garage  
17'2" x 8'5"
- Garden  
65'7" m



## BOURNE GARDENS, CHINGFORD

### Offers In Excess Of £700,000 Freehold 4 Bed House



#### Features:

- Four Bedroom House
- 1930s Semi Detached
- Private Garage
- Off Street Parking
- Easy Access to Highams Park, Chingford and Walthamstow
- Close to Epping Forest
- Downstairs WC
- Approx 1381 Square Foot
- A Short Walk to Larks Wood

This four-bedroom 1930s semi-detached house offers well-proportioned accommodation arranged across three floors, extending to approximately 1,381 square feet. The layout combines generous room sizes with everyday practicality, complemented by the added benefit of a private garage and off-street parking. A downstairs WC adds further convenience, with the overall arrangement suiting family life particularly well. The location allows easy access to Highams Park, Chingford and Walthamstow, with Larks Wood just over the road and Epping Forest close by.

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#### IF YOU LIVED HERE...

The house presents a confident, well-balanced frontage with classic period proportions, where a bay window adds depth and presence and wide upper-level glazing brings a pleasing sense of openness. Off-street parking sits neatly to the front, complemented by a garage and the added convenience of side access leading directly through to the garden.

Stepping inside, the hallway feels relaxed and welcoming, with wood flooring underfoot and a neatly rising staircase that adds character and definition. To the front, the reception room is comfortably proportioned and centred around a bay window that draws in natural daylight and lends itself to generous seating. A discreet ground floor WC sits close by, neatly arranged for convenience.

To the rear, the kitchen and reception room unfolds into a sociable and fluid arrangement, where cooking, dining and seating areas connect naturally. An elegant archway softens the transition between zones and glazed doors open onto the garden which adds warmth and continuity, creating a setting that feels comfortable to live in and welcoming to guests.

Outside, the garden feels established and private, extending into a long, well-shaped setting with lawn and paved areas framed by mature planting, making it an inviting place for dining, unwinding or spending time with friends.

Upstairs, three bedrooms include the main bedroom and a smaller room, both featuring bay windows with decorative stained-glass details, alongside a further rear

bedroom looking out to the garden. The family bathroom is arranged with a bath and separate shower, finished with herringbone-style flooring, with natural light and a layout that feels spacious and airy. At the top of the house, the loft bedroom forms a private suite, with a skylight, rear windows and an en suite completing this self-contained retreat.

The surrounding area offers a balanced mix of day-to-day amenities and a village-style atmosphere close by. Chingford Mount is on hand for local shops and services, while a leisurely walk in the other direction leads into Highams Park, known for its independent cafés and neighbourhood favourites. Biba & Wren is well loved for coffee and relaxed brunches, while The Stag & Lantern has a nice easygoing setting and Vinotap has a well considered wine list. Memorial Park provides a welcoming local hub with open lawns and a playground, and Epping Forest is nearby, offering miles of woodland walks. Families are well catered for too, with excellent schooling options including the highly regarded Ainslie Wood Primary School just five minutes away on foot.

**WHAT ELSE?**  
Highams Park station is in easy walking distance, or just five minutes by bike, offering direct rail connections into central London. There are also plenty of bus routes serving the area, linking you easily with surrounding neighbourhoods such as Walthamstow, known for its markets, eateries and independent shops.



#### 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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