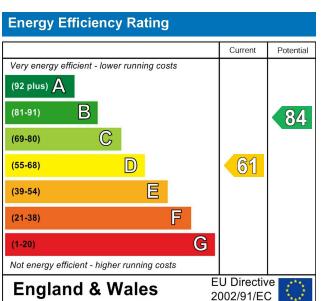
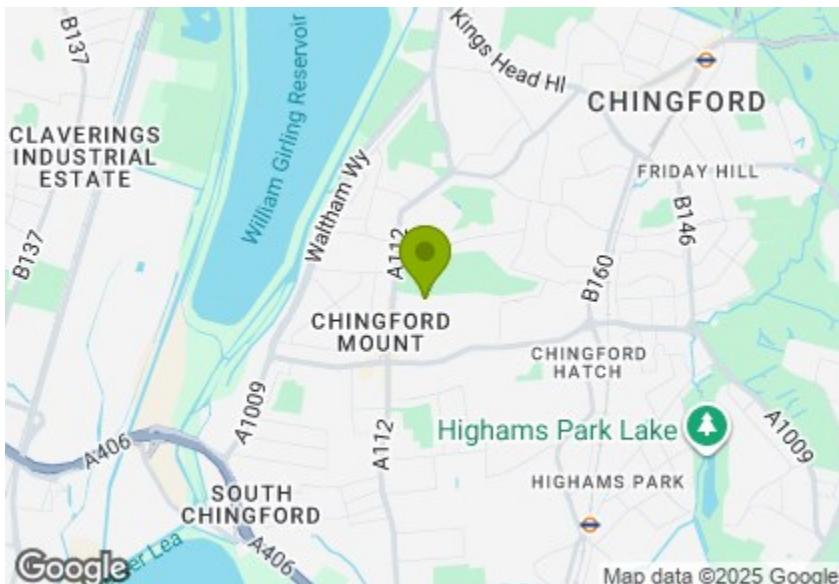




Total Area: 112.4 m² ... 1209 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



ALPHA ROAD, CHINGFORD
Guide Price £550,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Mid terrace 1930's
- Approx 1209 Square Foot
- Close to Chingford, Highams Park and Walthamstow
- Downstairs WC and Shower
- Off Street Parking
- Plenty of Local Amenities
- Circa 46 Foot Rear Garden

GUIDE PRICE - £550,000 to £575,000

A bright and spacious four-bedroom family home enviably located in leafy Chingford. Immaculately presented over three pristine floors, this 1930s abode retains characterful charm whilst boasting over 1200 square feet of thoughtfully curated living space.

Perfectly positioned just moments from the wide array of amenities at Chingford Mount, this home also enjoys excellent proximity to both Chingford and Highams Park stations, each only a short drive or cycle away, providing access to Liverpool Street in under twenty minutes. With the added benefit of off-street parking, this is a prime opportunity to secure a property in one of East London's most sought-after suburbs.

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IF YOU LIVED HERE...

This charming 1930's terraced home offers over 1,200 sq. ft. of well-planned living space, thoughtfully arranged across three floors and boasting a wealth of stylish interiors. The ground floor features a generous reception room with ample space for entertaining, complemented by a modern kitchen/diner complete with underfloor heating. Flooded with natural light, this inviting space leads directly to the garden, perfect for al fresco dining. A convenient downstairs WC and off-street parking further enhance the practicality of this home.

Upstairs, the first floor provides three well-proportioned bedrooms, a contemporary family bathroom, and a versatile study space ideal for remote working. The top floor reveals a striking principal bedroom suite with its own en suite shower room and useful eaves storage, creating a private retreat.

Located within easy reach of Chingford, Highams Park, and Walthamstow, this property is perfectly positioned for access to excellent transport links, schools, and the eclectic amenities of Chingford Mount. Whether enjoying the nearby Epping Forest,

local cafes, or quick links into central London, this home offers the ideal balance of suburban comfort and urban convenience.

What else?

Outdoor enthusiasts will enjoy proximity to Epping Forest, located on its boarders you'll be able to easily access the verdant expanses moments from your doorstep. For a scenic route head over to the Butler's Retreat, a Grade II-listed café set within the Forest, perfect for a coffee or light bite before exploring the trails. This leafy route is a beloved local walk, ideal for weekend adventures. Parents will be pleased to know you have an array of Ofsted acclaimed Primary and Secondary Schools moments from your doorstep.

Chingford has recently welcomed an array of culinary delights including, Gina's, owned by celebrity chef, Ravneet Gill and hosted on E4's Station Road, this newly opened chophouse has been famed by the likes of Vogue as the "new foodie hotspot", placing Chingford on the map and most definitely worth a visit!



A WORD FROM THE EXPERT...

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour.

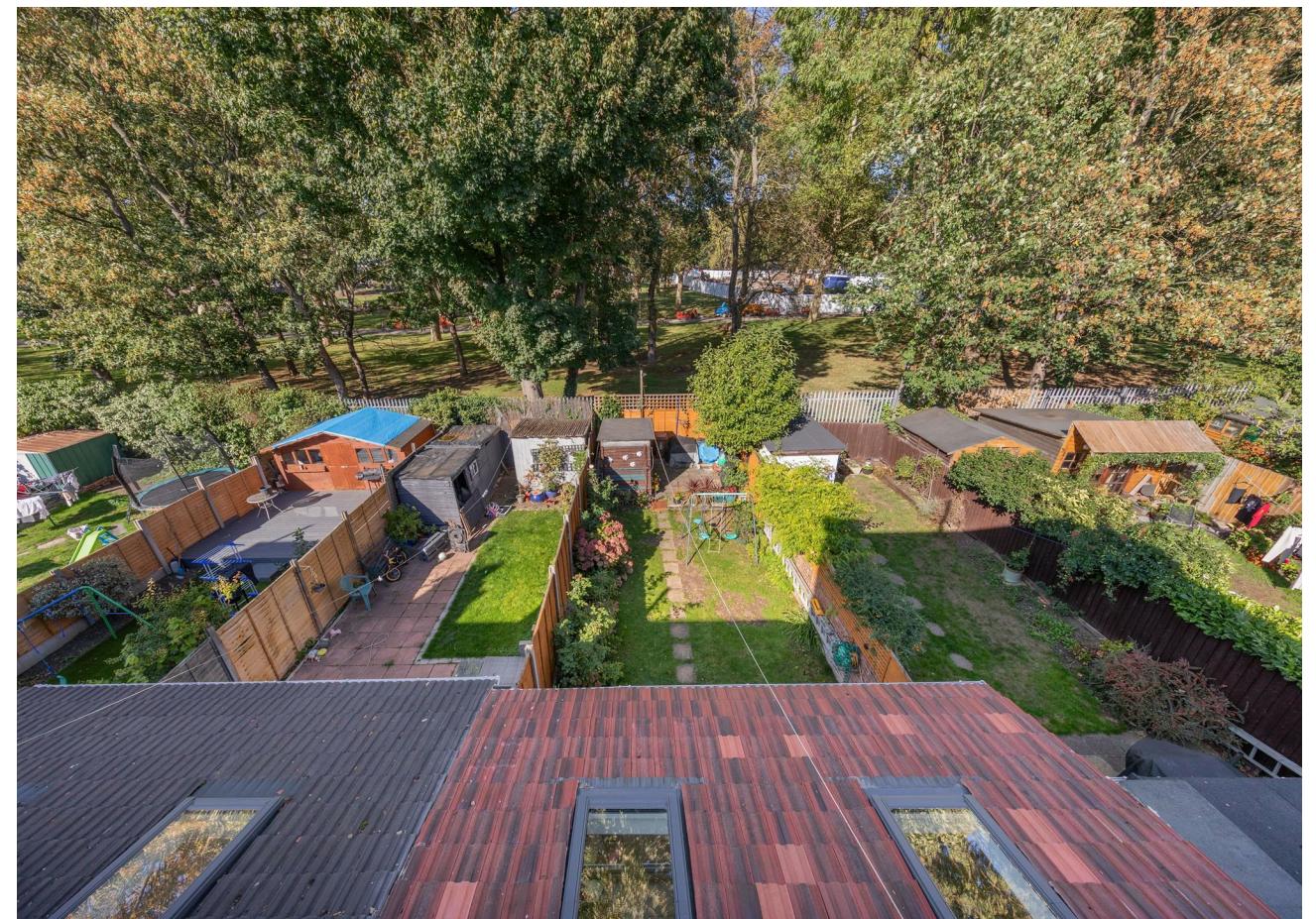
Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner.

Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours.

The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special.

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Reception Room
24'8" x 11'10"

Kitchen/Diner
15'2" x 8'7"

Bedroom
10'9" x 10'2"

Bedroom
13'7" x 10'2"

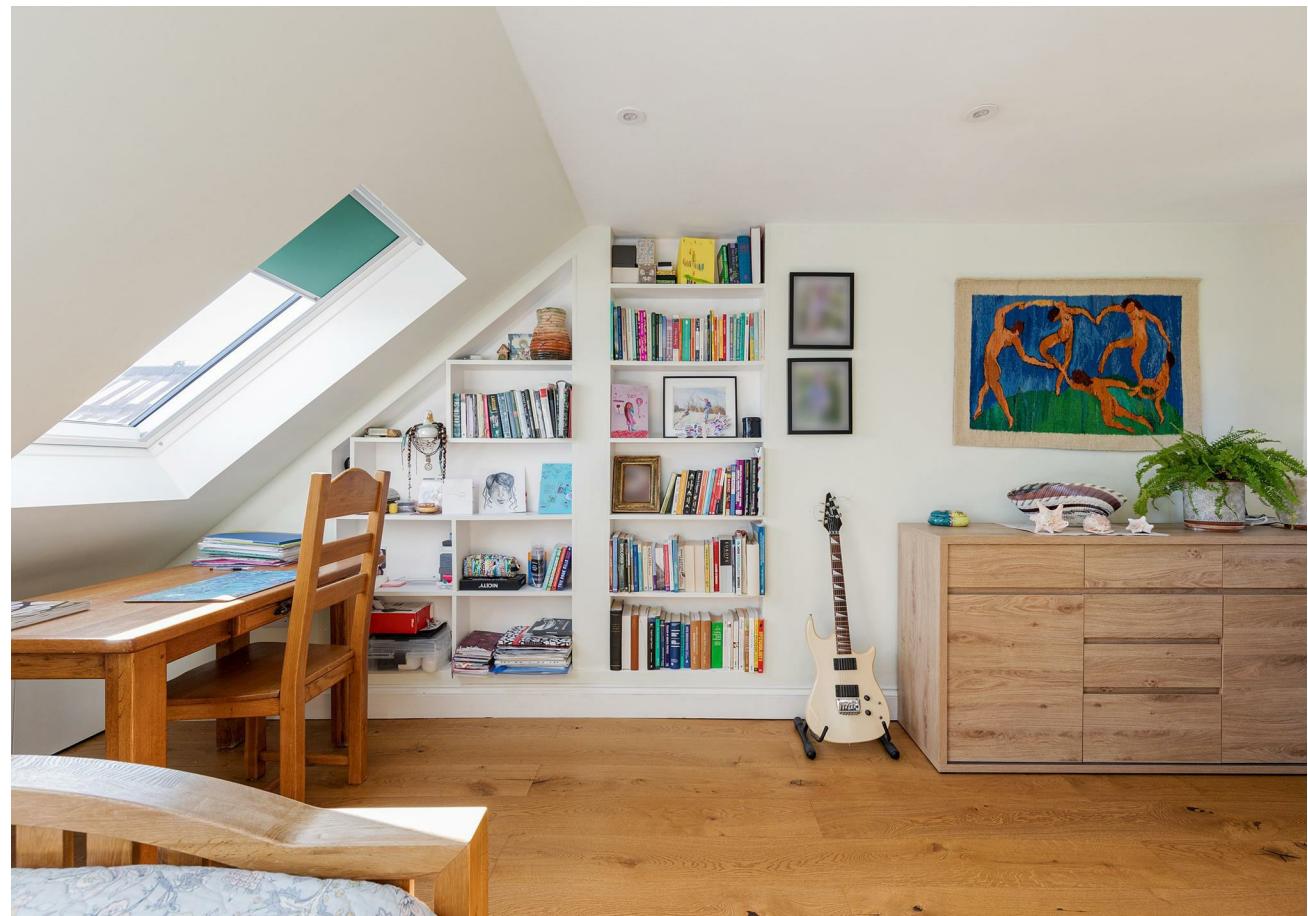
Bedroom/Study
7'11" x 6'7"

Bathroom
6'7" x 5'5"

Bedroom
16'9" x 12'9"

Ensuite
6'0" x 4'10"

Eaves Storage



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