

Garden is Approx. 20.9m x 4.55m

Reception  
11'3" x 13'2"

Reception  
14'5" x 11'3"

Kitchen/ Diner  
8'1" x 18'9"

Bedroom  
14'5" x 11'3"

Bedroom  
9'6" x 11'3"

Bathroom  
8'1" x 8'4"

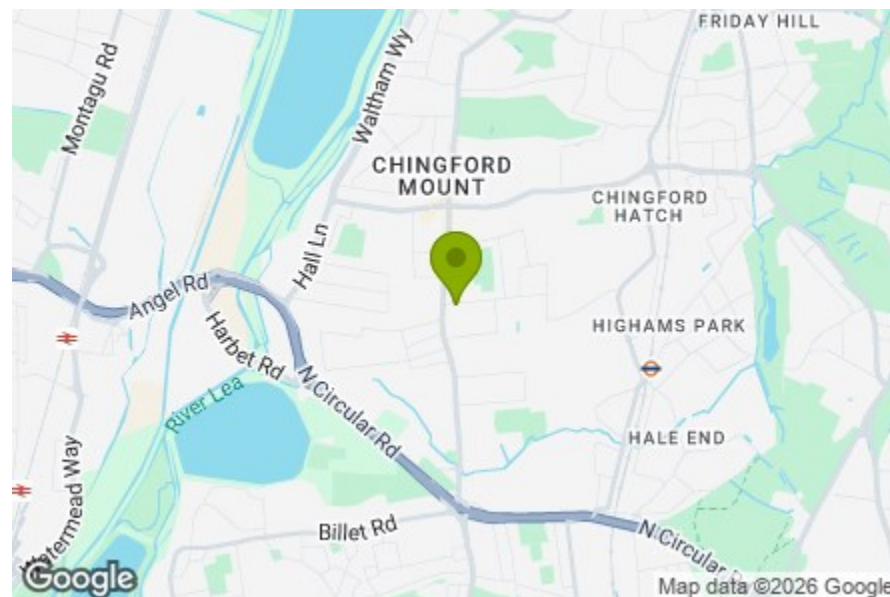
Bedroom  
12'9" x 20'6"

Bathroom  
7'10" x 5'10"

Garden  
68'6" x 14'11"

Total Area (Excluding Eaves Storage): 112.6 m<sup>2</sup> ... 1212 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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 ROAD, CHINGFORD

### Offers In Excess Of £600,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace Victorian
- Approx. 1212 Square Foot
- Potential To Extend (STPP)
- Easy Access to Highams Park and Walthamstow
- Two Bathrooms
- Circa 69 Foot South Facing Garden
- Short Walk to Ainslie Wood

A charming, three bedroom mid terraced Victorian home with over 1,200 square feet of living space, a south-facing garden of around 69 feet and easy access to the woodland walks of Ainslie Wood. Thoughtfully arranged across three floors, with two bathrooms and further potential to extend subject to the usual permissions, it's a home that balances period charm with generous proportions.

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

Step inside and the sense of space is immediate. The bay-fronted reception room is full of natural light, with soft neutral tones, a feature fireplace and elegant period detailing creating a warm and inviting first impression. Beyond, a second reception room offers a flexible living space, with timber flooring underfoot and a natural flow through to the kitchen at the rear.

The kitchen sits alongside a dedicated dining area, creating a sociable space for everyday meals and weekend gatherings. Fitted with shaker-style cabinetry and plenty of storage, it is both practical and welcoming. A glazed door and arched opening draw your eye towards the garden, bringing in plenty of daylight throughout the day.

Outside, the south-facing garden stretches away from the house, offering a wonderful amount of outdoor space. The upper floors are equally well arranged. Two bedrooms sit on the first floor alongside the family bathroom, while the loft

conversion provides a spacious principal bedroom with skylights, fitted eaves storage and its own shower room. With two bathrooms already in place and scope to adapt further in the future, this is a home ready to evolve alongside changing needs.

**WHAT ELSE?**

- Ainslie Wood is just a short walk away, offering peaceful woodland trails and a welcome escape into nature close to home.
- Highams Park Station is within easy reach, with direct Weaver line services to Liverpool Street in around 25 minutes. If you're travelling by car, the North Circular is around seven minutes away, offering convenient routes across the capital and beyond.
- The area is well served by local favourites including Vino Tap, The Stag & Lantern Micropub, Humphry's Café and the wide open spaces of Epping Forest and Highams Park Lake.



**A WORD FROM THE OWNER.....**

"We've really enjoyed living in Ainslie Wood Road. The house is conveniently positioned close to good schools, transport links, shops and restaurants. We have spent many happy hours walking our dog around Ainslie Wood, Memorial Park and Larkwood and we have often enjoyed our weekends in one of the many local coffee shops, restaurants and bars. We feel privileged to be a part of a great community here; people are friendly, welcoming and supportive. We are leaving Ainslie Wood with many lovely memories and lasting friendships with our neighbours."

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