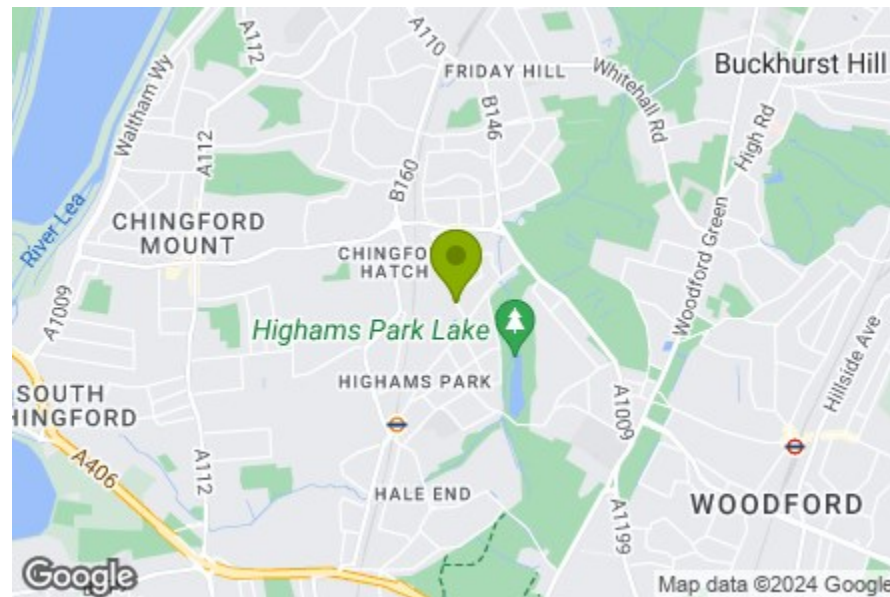




Total Area (Excluding Garage): 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.

- Reception 11'10" x 13'7"
- Reception 10'7" x 11'5"
- Reception 9'1" x 8'7"
- Kitchen / Diner 8'2" x 17'10"
- Garage 6'10" x 16'0"
- Bedroom 6'8" x 8'5"
- Bedroom 11'1" x 13'3"
- Bedroom 9'8" x 11'7"
- WC
- Bathroom
- Garden approx. 26'2" x 54'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ABBOTTS CRESCENT, HIGHAMS PARK Offers In Excess Of £725,000 Freehold 3 Bed House - End Terrace



### Features:

- Three Bedroom House
- End of Terrace 1930's
- Circa 55 Foot South West Facing Garden
- Short Walk to Highams Park Station
- Potential To Extend (STPP)
- Chain Free
- Approx 1027 Square Foot (excluding garage)
- Moments From Epping Forest
- Private Driveway and Garage
- In Need of Updating

Benefiting from easy access to Highams Park, Woodford, Chingford and Walthamstow, this spacious three-bedroom end of terrace 1930s home sits in a fantastically peaceful spot on the edge of Epping Forest.

Although there's potential to extend, the property already comes in at a sizeable 1027 square foot (excluding the garage), which takes in two reception rooms, a first floor bathroom and a kitchen/diner. And let's not forget outside, where there's an 55 foot south-west facing garden, a private driveway and that aforementioned garage. The fact that it's being offered chain-free is yet another tick on the long pro list.

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**IF YOU LIVED HERE...**

Beyond that convenient driveway and handsome frontage, your large reception area is flooded with light thanks to the large bay windows. The neutral palette gives a feeling of calm, while period features such as the fire surround provide charm.

At the rear, you have another equally immaculate reception room, where you can open up the patio doors during warmer months and spill out onto the patio of the large and south-west facing sun trap garden.

The kitchen is smart and modern, but still with elements of that rustic style found elsewhere in the home. Head upstairs for your three smart bedrooms and a modern family bathroom.

Back outside, the home is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the overground in around 25 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, The Stag & Lantern

Micropub, Biba & Wren, and Yaz), the area is home to a vast amount of green space, including the edge of Epping Forest and, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line.

**WHAT ELSE?**

- Parents will be pleased to know you have an abundance of 'Outstanding' or 'Good' schools in the area
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Your new local is the the Larkshall. A great spot to enjoy good food in lovely surroundings, it's just ten minutes on foot too.



**A WORD FROM THE EXPERT...**

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL  
E4 BRANCH MANAGER

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