

## THE AVENUE, HIGHAMS PARK

Offers In Excess Of £900,000 Freehold  
4 Bed House - Semi-Detached



### Features:

- Four Bedroom House
- 1930's Semi Detached
- Private Driveway
- Approx. 1910 Square Foot
- Short Walk to Highams Park Station
- Potential to Extend (STPP)
- Circa 50 Foot Rear Garden
- Downstairs Utility and WC
- Moments from Epping Forest
- Private Driveway and Garage

A graceful and spacious four bedroom 1930s semi detached, bought immaculately up to date with a wealth of sleek designer flourishes and enchantingly landscaped outdoor space. Arrayed across three storeys, you're just moments from Highams Park.

Barely overlooked and sun soaked thanks to your semi detached, corner plot status, your rear garden's a meticulously arranged mix of patio, Trulawn and decking, surrounded by mature screening greenery and timber fencing.

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IF YOU LIVED HERE...

You'll step inside to find your new home's immediate highlight at the end of the hall. Your open plan, skylit reception room comes in at a vast 600 square feet, with oversized windows and bifolding patio doors filling the space with natural light. Smoky grey engineered hardwood runs underfoot and a marbled kitchen island artfully segments the space. Your kitchen area features a sleek seamless flank of glossy cabinets, home to a full range of high end integrated appliances, including double stainless steel ovens.

It's an astonishing space, made more amazing still when you throw back those bifolding doors to open it all up to that impressive garden on sunny days. Your ground floor's completed by a second reception to the front, carpeted and cosy by comparison but still a generous 180 square feet with feature fireplace and large bay window. You also have a handy utility room, perfect for laundry and leading to a spare cloakroom. Upstairs now, for your palatial principal bedroom, a divine 175 square feet, with leafy views from its own bay window and seamlessly integrated wardrobes either side of the chimney breast.

The first floor sleeping arrangements are completed by another double to the rear, just as sumptuous with its own generous suite of storage. There's also a spacious single bedroom, sat right next door to your principal sleeper, this is currently set up as a luxurious dedicated dressing room, with one full wall of floor to ceiling mirrored wardrobes. Your family bathroom completes the storey, with marbled tilework from

floor to ceiling, a freestanding ceramic tub and walk in rainfall shower.

Upstairs your gloriously realised loft conversion starts with your skylit stairwell, giving onto the substantial dual aspect penthouse sleeper. Up here all is soft luxury with ingeniously integrated under eaves storage and a set of leaded windows with elevated roof and treetop views. Recessed spotlights glimmer overhead and your en suite is a superb five star affair with marbled tilework running underfoot and from floor to ceiling, plus an oversized vanity mirror and rainfall shower over the tub.

WHAT ELSE?

- Despite your leafy, secluded locale, Highams Park station is just a little over fifteen minutes on foot or five by bike, for direct twenty three minute runs to Liverpool Street. Alternatively it's just two stops to Walthamstow Central and the Victoria line.
- Highams Park itself is right on your doorstep, just moments away for rolling greenery, spectacular views of the London skyline and Highams Park Lake. A great spot to have at your fingertips.
- You have a private garage and driveway and drivers can be on the arterial North Circular in just ten minutes.



A WORD FROM THE OWNER...

"During our time here, we have thoroughly enjoyed taking leisurely strolls to the picturesque lake, where tranquil waters reflect the surrounding trees. The vibrant heart of the park lies at Humphreys, where we would often visit for aromatic coffees and delectable pastries. We have also benefitted from being conveniently connected by public transport to the 275 bus route on our doorstep, central line underground and overground. Highams Park offers easy access to the city's bustling centre. Most weekends we would enjoy a day of exploration in the city, and return to some culinary delights at the neighbourhoods charming restaurants, such as The Avenue, Breeze & The Oak which each offer a unique culinary experience. With its idyllic setting, vibrant social scene, and excellent amenities, Highams Park has allowed us to embrace a life of tranquility and convenience."

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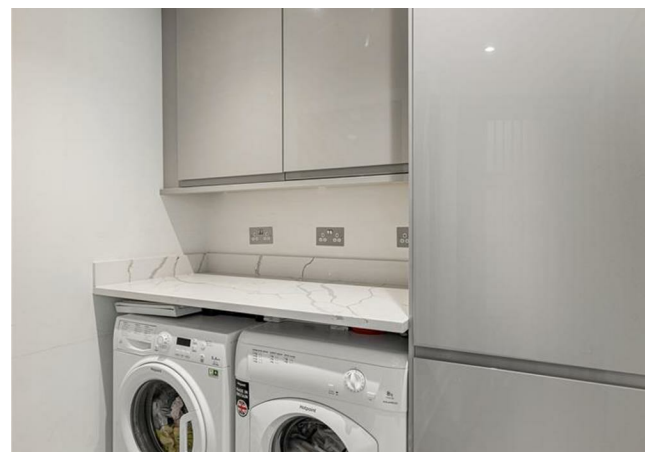




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**Reception Room**

14'11" x 12'0"

**Kitchen/Reception Room**

28'6" x 22'7"

**Utility Room**

**WC**

**Bedroom**

8'0" x 6'9"

**Bedroom**

15'10" x 10'11"

**Bedroom**

12'10" x 9'11"

**Bathroom**

7'10" x 7'8"

**Bedroom**

17'3" x 12'0"

**Bathroom**

7'9" x 5'6"

**Garage**

10'2" x 9'7"

**Garden**

45'11" x 32'9"



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