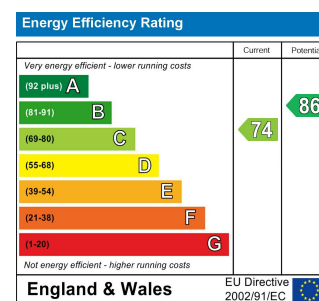


Total Area: 121.0 m² ... 1302 ft²

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.



GREENWOOD DRIVE, HIGHAMS PARK

Offers In Excess Of £575,000 Freehold
3 Bed House



Features:

- Three/Four Bedrooms
- Mid Terrace Town House
- Arranged Over Three Floors
- Off street Parking
- A short Walk to Highams Park Station
- Close to Local Amenities
- Quiet Residential Street
- A Short Walk to Epping Forest
- Approx 1302 Square Foot

This three/four bedroom mid terrace town house enjoys a brilliantly peaceful location on a cul de sac just 0.4 miles from Highams Park station, where Liverpool Street can be reached in just over 20 minutes. Epping Forest is also nearby, as well as some lovely bars and eateries.

Coming in at a sizeable 1302 square foot, the home is spread out over three storeys, with a WC and utility room, open plan reception room, kitchen/diner, second floor bathroom, large rear garden and off-street parking.

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0203 369 1818

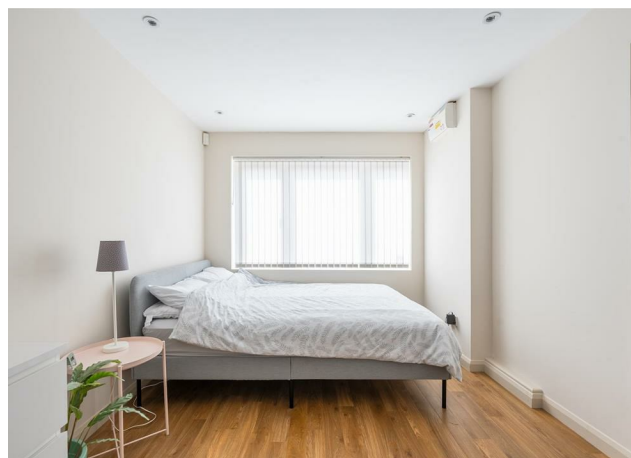
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IF YOU LIVED HERE...

If you don't already know Highams Park, you'll have a fantastic time exploring your new neighbourhood, and you'll quickly come to understand why the Times newspaper recently named it one of the 'best places to live' (of course, we knew that already).

Beyond your private driveway, you'll find a brilliantly proportioned home where every inch has been considered for optimum living space. Enter via your porch and you'll find storage space galore on the ground floor. There's a WC and a utility room here, as well as a large room which could be used as either a reception room, bedroom or something else entirely - the choice is yours. Access your garden at the rear, where you'll find a lovely lawn and patio. The mature trees at the end bring a brilliant sense of seclusion too - the perfect backdrop while you're relaxing.

You'll find your large dual aspect open plan-style reception room and kitchen/diner on the first floor, meaning a fantastic amount of natural light. The kitchen is sleek and modern, with integrated appliances and a breakfast bar overlooking your leafy garden. The reception has plenty of room to spread out in, and the soft carpeting will feel like a luxury, as will the Juliet balcony at the front.

Head up to your second floor for three immaculate bedrooms, and a family bathroom, with glossy tiling, smart fittings and an over-tub shower.

All this loveliness is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the overground in just over 20 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, Biba & Wren and Yaz), the area is home to a vast amount of green space, including the edge of Epping Forest, Larks Wood 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?

- How about making your new local the Larkshall? This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's ten mins away on foot.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



A WORD FROM THE OWNER...

"It has been a joy living in the house. Since buying it I had a complete renovation done from converting the garage into a spacious downstairs room perfect as a large bedroom or a second living room, new electrics throughout, double glazed windows and doors, newly fitted bathroom and kitchen, new floorings, to the garden being landscaped. Living in a short, no through road means it is very quiet and it is great to have friendly neighbours. Parking is not a problem, it's zone free and the house also has a driveway. We are close to the station with a direct train into Liverpool Street Station and easy access to the Victoria Line. It is also well served by buses. A small wood - Larkwood is minutes away and Epping Forest is not far. Being close to the countryside is lovely as well as being minutes away from Highams Park shops and amenities. I will be sorry to leave!"

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Reception/Bedroom

9'0" x 27'0"

Kitchen/Diner

15'5" x 7'0"

Reception

15'5" x 20'2"

Bedroom

6'3" x 11'5"

Bedroom

8'11" x 14'5"

Bedroom

9'2" x 12'9"

Bathroom

5'10" x 6'11"

Garden

38'2" x 16'4"



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