



SHEREDAN ROAD, HIGHAMS PARK

Offers In Excess Of £900,000 Freehold

4 Bed House - Detached



Features:

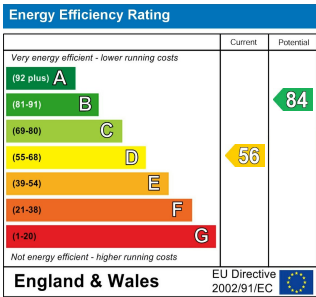
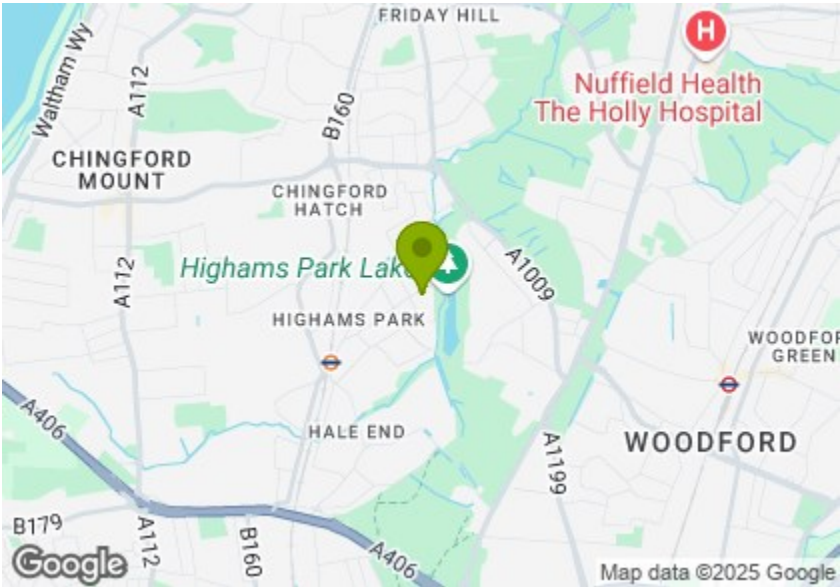
- Four Bedrooms
- Detached Edwardian House
- Moments from Epping Forest
- Approx. 1184 Square Foot
- Chain Free
- Potential To Extend (STPP)
- Short Walk to Highams Park Station
- Circa 80 Foot Rear Garden
- Side Access
- Private Garage at Rear

Set on a residential street within the highly sought-after Highams Park area, this bright and spacious four-bedroom detached home offers a wealth of features... There's the stunning 80-foot rear garden with side access, private garage, light-filled kitchen/diner, additional utility room, two receptions, ground floor WC and first floor family bathroom. It already comes in at an impressive 1184 square foot, but there's potential to extend further - great for peace of mind.

As well as having Highams Park station around 12 minutes away on foot, you've got fantastic food and drink-based amenities on your doorstep, as well as the gloriously green park itself mere metres away. The property is on the market chain-free too.

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#### IF YOU LIVED HERE...

Beyond that charming front garden and ornate porch, your spacious front reception is flooded with light thanks to the bay windows. The rear reception is just as bright, with a soft palette, tasteful timber panelling and custom carpentry. The generous doors here open onto the impressive 80-foot garden, which is bursting with mature foliage, and has plenty of storage courtesy of the shed, and of course your private garage.

Back inside, fans of vintage-style will love the design of the kitchen/diner, particularly the bespoke seating area and timber accents. The separate utility room will be a real convenience, as will the WC.

Head upstairs and you'll find a family-sized bathroom, as well as four well balanced bedrooms. There's also further space in the unconverted loft.

As for beyond, drivers will be delighted with the garage, but this is a fantastic area to explore on foot.... You're mere moments from the lush greenery of Highams Park, where you'll find a tranquil lake, flower meadow, playground and a packed schedule of events during summer months.

Thanks to the railway crossing and clock tower, the Highams Park neighbourhood has a distinctly village-esque feel, and the amenities are just as charming. Not sure where to start? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only a 12 minute stroll to Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. It's two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line. The area is well served by buses and cycle routes too.

#### WHAT ELSE?

- Your new local is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. While the interiors are striking, it'll be the large gardens that beckons in summer. It's around 17 minutes on foot.

- Parents will be pleased to know you have an abundance of highly regarded schools in the area, one of the reasons the area is so popular with families.  
- You're close enough to Chingford, Walthamstow and Woodford that you get to enjoy the benefits of those fantastic neighbourhoods too.



#### A WORD FROM THE OWNER...

"I moved into No. 16 in February 1972 with my wife and young family and living here has been a joy. The neighbourhood is very friendly with always someone about to lend a hand if one is needed and always up for a street party to celebrate national events. An online forum keeps us up to date with what's going on, requests for help and the like. The proximity to Highams Park lake, its woodland and parkland, just a two minute walk away, gave our children a perfect playground as they grew up and is popular today with people of all ages. With my increasing years, I've been more restricted to the sunny back garden so daily visits from the local birdlife (and seeing the occasional fox) have been a real pleasure. People who move into Sheredan Road tend to stay for many years but my time has come to move on. If you move in, I hope you will enjoy living here as much as I have done."

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**Reception Room**  
13'6" x 11'1"

**Reception Room**  
16'9" x 11'1"

**Kitchen / Diner**  
9'5" x 8'10"

**Utility Room**  
7'11" x 5'8"

**WC**

**Bedroom**  
8'10" x 8'0"

**Bedroom**  
13'6" x 11'1"

**Bedroom**  
12'6" x 11'1"

**Bedroom**  
9'1" x 8'10"

**Bathroom**  
8'0" x 5'8"

**Loft**  
12'9" x 6'10"

**Garage**  
16'2" x 9'3"

**Garden**  
78'8"



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