

FALMOUTH AVENUE, HIGHAMS PARK  
Offers In Excess Of £1,000,000 Freehold  
4 Bed House



Features:

- Four Bedroom House
- End of Terrace Victorian
- Approx 1719 Square Foot
- Moments From Highams Park Lake and Epping Forest
- Potential to Extend (STPP)
- Side Access
- Private Garage
- Short Walk to Highams Park Station
- Sought After Location
- Two Bathrooms

Appointed on a prestigious street in the heart of sought-after Highams Park is this expansive four-bedroom family home. Enclaved by bucolic surroundings and abundant in natural light, with potential to extend (STPP), this abode is a prime opportunity to secure your spot in one of London's most illustrious suburbs. Seamless commutes are ensured as this residency is a short stroll to Highams Park station, offering swift access to the City via the Overground.

REQUEST A VIEWING  
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# IF YOU LIVED HERE...

Nestled on an idyllic, tree-lined avenue in the heart of Highams Park, this striking four-bedroom end-of-terrace Victorian residence offers an elegant blend of period charm and contemporary comfort. Boasting approximately 1,719 square feet of internal space, the property is thoughtfully arranged across two floors, featuring generous proportions, two sleek bathrooms, and a wealth of natural light throughout. The beautifully appointed kitchen/diner, complete with bespoke wooden cabinetry and sleek granite worktops, serves as the hub of the home—ideal for family living and entertaining alike.

Beyond the refined interiors, the home also benefits from an expansive private garage, convenient side access, and significant potential to extend (STPP), offering a rare opportunity for further development. The dual reception rooms provide ample versatility, whether for formal entertaining or relaxed family time, while the upstairs layout delivers four well-sized bedrooms, including a principal suite with plentiful storage. A charming conservatory adds yet another space to unwind, overlooking a mature and well-maintained garden.

Perfectly positioned just a short walk from Highams Park Station, the property offers swift connections into central London. Residents will also enjoy being moments from the serene Highams Park Lake and the sprawling greenery of Epping Forest—ideal for weekend strolls or outdoor adventures. With excellent local schools, cafés, and independent shops nearby, this is a sought-after location that combines suburban tranquillity with vibrant community living.

# WHAT ELSE?

The Avenue is home to an eclectic array of independent eateries, bars and retailers. On your doorstep you'll have access to a multiplicity of artisanal goods, enjoy a coffee at Karya or feast on Mediterranean dishes at neighbouring YAZ or Breeze. Enjoy strolls in your botanical surroundings. A short walk will take you to the tranquil Highams Park lake, one of the largest stretches of open water in Epping Forest, whilst there pop over to Humphry's Café for some well-earned patisseries or coffee. Parents will be pleased to know your perfectly located amongst a number of Ofsted-acclaimed Primary and Secondary Schools.



# A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football and weekends are reserved for the Kings Head. Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?"

WILL TURNER  
ASSISTANT BRANCH MANAGER

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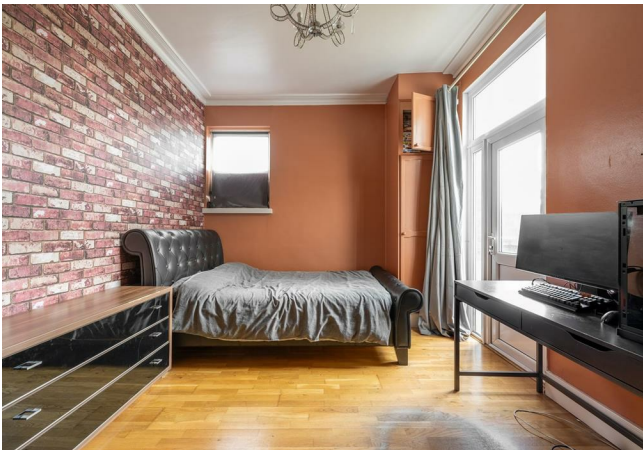




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**Reception**  
14'11" x 15'10"

**Reception**  
14'4" x 10'5"

**Kitchen/Diner**  
12'6" x 16'2"

**Conservatory**  
6'3" x 16'2"

**Bathroom**

**Porch**

**Bedroom**  
20'4" x 14'11"

**Bedroom**  
14'2" x 11'5"

**Bedroom**  
9'4" x 7'8"

**Bedroom**  
12'8" x 8'1"

**Bathroom**

**Garage**  
18'0" x 16'2"

**Garden**  
approx. 58'0" x 25'0"



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