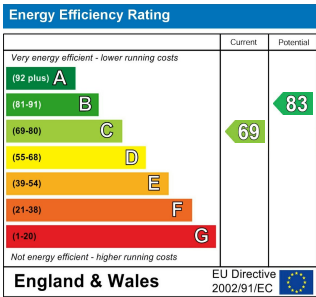
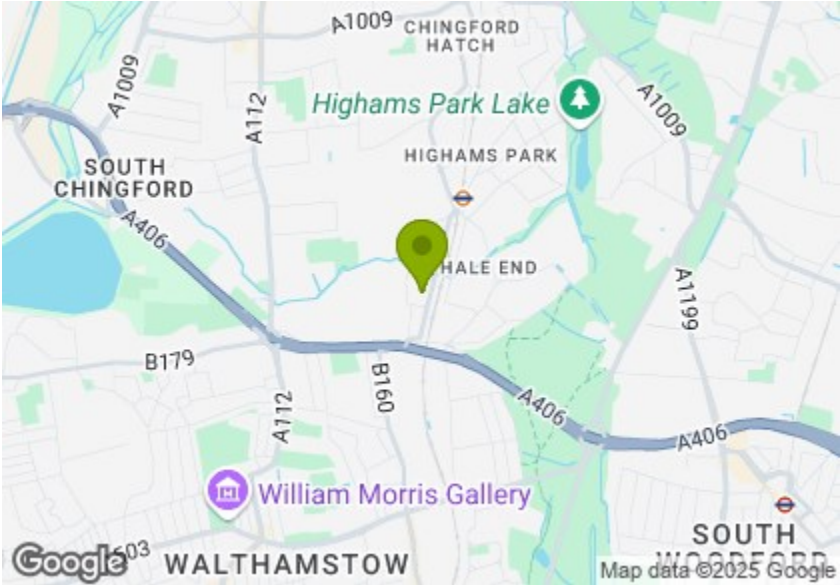


Total Area (Excluding Eaves Storage & Garden Storage): 116.6 m² ... 1255 ft²

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.



LYNDHURST ROAD, HIGHAMS PARK

Offers In Excess Of £800,000 Freehold

5 Bed House - Mid Terrace



Features:

- Five Bedroom House
- Mid Terrace
- Chain Free
- Approx. 1255 Square Foot
- Moments to Highams Park Station
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Circa 50 Foot Rear Garden

This spacious five-bedroom mid-terrace home is full of potential and offered chain free, making it an exciting opportunity for buyers ready to make it their own. Covering approximately 1,255 square feet, it offers excellent proportions across three floors, with further potential to extend (STPP). The circa 50-foot rear garden provides a wonderful outdoor space to enjoy or develop. Perfectly located just moments from Highams Park Station for easy connections, and a short stroll from the stunning open spaces of Epping Forest, this is a home that offers both city convenience and a taste of nature — ready and waiting for its next chapter.

REQUEST A VIEWING
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0203 397 2222

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IF YOU LIVED HERE...

Tucked away on a quiet residential road, this generously sized family home offers a fantastic opportunity for those looking to put their stamp on a property. Well-presented throughout, the property offers excellent proportions and is bathed in natural light, making it an inviting and comfortable home from the outset. You enter through a small porch into a full-depth reception room. With windows at the front and double doors at the rear, the space flows beautifully from living to dining. A built-in cupboard under the stairs adds handy storage, and the dual-aspect layout makes for a bright, versatile setting. The kitchen, overlooking the garden, is practical and well laid out, with tiled flooring, fitted cabinetry, integrated appliances, and access to the outside via a glazed door. The rear garden is fully paved for low-maintenance living and framed by mature trees and fencing for privacy. A brick-built outbuilding at the far end provides excellent storage or potential as a garden studio. Upstairs, the first floor hosts three bedrooms and a family bathroom. The main bedroom spans the full width of the house with two front-facing windows, fitted wardrobes, and neutral finishes. A second double sits at the rear, while the third bedroom works well as a nursery or office. The bathroom is fully tiled, with a bathtub and overhead shower. The loft conversion adds two more bedrooms and a shower room. The larger room includes skylights and built-in wardrobes; the smaller has garden views and useful storage. Highams Park offers the perfect balance of green space and community spirit, with

Epping Forest quite literally on your doorstep—ideal for morning walks, weekend adventures, or simply escaping the city buzz. The area has a relaxed, village-like feel, with a growing mix of independent cafés, shops, and friendly neighbourhood spots. Just over five minutes away, The Stag and Lantern is a beloved micropub known for its rotating ales and warm atmosphere. For something more family-friendly, The Royal Oak Pub and Guesthouse is also close by, offering hearty food, a welcoming vibe, and even a garden for sunnier afternoons. Parents will be pleased to know that there are plenty of great schools nearby, including Selwyn Primary School, around ten minutes away. For older children, South Chingford Foundation School is also within easy reach, offering secondary education close to home. The area is well-served by both primary and secondary options, making it a practical choice for families looking to settle in a connected and community-focused neighbourhood.

WHAT ELSE?

Highams Park Station is just a short stroll from the property, offering quick and easy Overground links into central London—ideal for commuters and city explorers alike. For drivers, the North Circular is only a few minutes away, providing fast access to major routes across London and beyond. Whether you're heading into town or escaping for the weekend, this location keeps you effortlessly connected.



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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Reception
11'1" x 24'6"

Kitchen
8'9" x 12'8"

Bedroom
14'1" x 12'11"

Bedroom
8'7" x 11'0"

Bathroom

Bedroom
8'9" x 7'0"

Bedroom
11'4" x 12'4"

Bathroom

Bedroom
8'6" x 9'2"

Garden Storage
12'5" x 8'7"

Garden
51'0" x 14'3"



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