



HARMAN CLOSE, HIGHAMS PARK
Asking Price £575,000 Freehold
3 Bed House - Mid Terrace

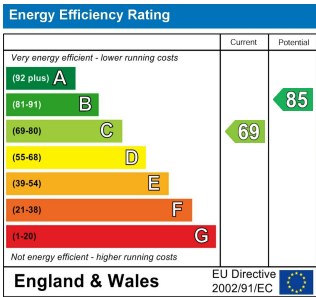
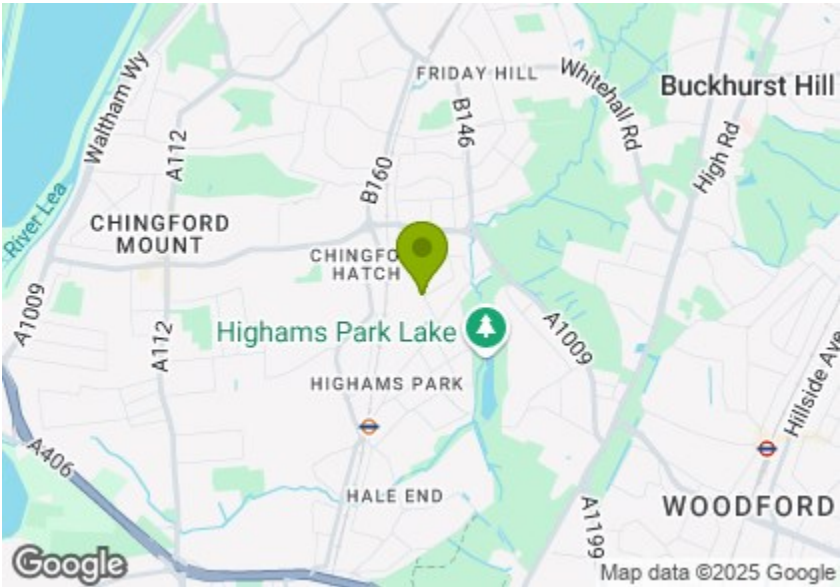


Features:

- Three Bedroom House
- 1970's Mid Terrace
- Short Walk to Highams Park Station
- Circa 30 Foot South West Facing Garden
- Chain Free
- Private Driveway
- Moments from Epping Forest
- Approx. 1100 Square Foot
- Downstairs WC
- Quiet Residential Location

A rare opportunity to craft your dream family home, this three-bedroom mid-terrace house—built in the early 1970s with postmodernist influences—offers 1,100 sq ft of potential. Set in a quiet location, imagine pulling into your private driveway—unloading shopping has never been easier. Step inside to endless possibilities, or head out to your southwest-facing garden to soak up the sun. Offered chain-free for a seamless transition, this home is perfectly positioned close to Epping Forest, local amenities and Highams Park station is only half a mile away - are you ready to make it yours?

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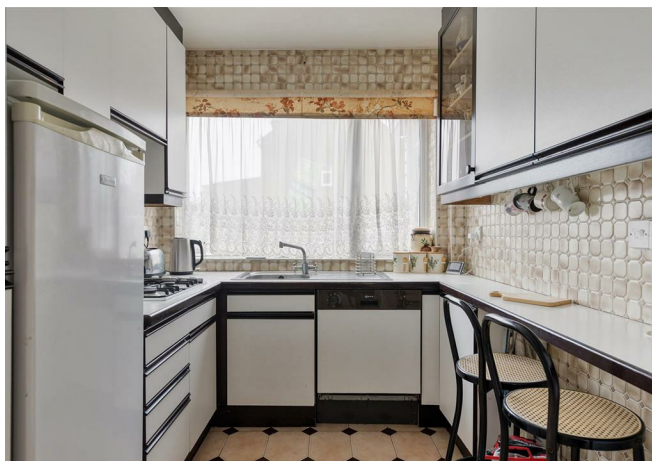
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IF YOU LIVED HERE...

Nestled in a peaceful cul-de-sac, this home enjoys an enviable position backing onto the expansive greenery of the Jubilee Sports Ground, extending your outdoor views and sense of space. Step inside, and you're immediately welcomed into the dining room—a bright, double-aspect space with an open archway leading to the rest of the home. To your left is a convenient downstairs WC, and to the right is the sleek galley kitchen. Featuring crisp white cabinetry with striking black trim, a rare integrated white oven ensures a cohesive design, while a handy breakfast bar keeps things casual and sociable.

At the rear, the generous 211 sq ft reception room is bathed in natural light all day, thanks to a wide stretch of windows and a glazed door that opens onto the garden beyond.

The 30-foot garden is freshly cleared and ready for the next owner's vision. A handy shed at the far end sits among mature trees, while the well-kept recreation grounds behind enhance the sense of openness.

Upstairs, you'll find three well-proportioned bedrooms. The largest, a spacious 177 sq ft, boasts a gorgeous green outlook through expansive windows, with built-in wardrobes spanning the width of the room and smart cabinetry around the bed for a wealth of storage. The second double bedroom offers 106 sq ft of space, while the third, is a well-designed single at 69 sq ft.

The family bathroom features a walk-in shower, a cabinet-mounted sink with a large mirror, and spotlighting to perfect your look. Thoughtfully designed with ample storage for towels and essentials, the soft downlighting creates a calming, spa-like feel.

With excellent renovation potential, this is your opportunity to craft a modern family haven in a sought-after location.

WHAT ELSE?

- Highams Park is a wonderful balance of expansive green space and local convenience with great transport links so it came as no surprise to residents when The Times recently named the area as one of "the best places to live."
- On the edge of Epping Forest, it provides plenty of opportunities for walks, cycling, and picnics in nature, while the scenic Highams Park Lake also adds to its charm.
- The area boasts a strong sense of community, with friendly local shops, cosy cafes, and a growing number of independent businesses as well as larger high street chains.
- Highams Park Station makes commuting easy, with regular trains taking you to Liverpool Street in under 25 minutes connecting to the Victoria Line at Walthamstow Central for easy access to other parts of London.



A WORD FROM THE OWNER....

"3 Harman Close holds a very special place in my heart — it's the home my parents brought me to as a newborn, and it has been our family home ever since it was built in the early 1970s. This is the very first time it has ever been offered for sale. I loved growing up in the Close. In the 1980s, the neighbourhood was full of friendly faces, with regular community barbecues and a true sense of togetherness. It was a safe, welcoming place for a kid to ride around on a BMX, and it remains one of the quietest and most family-friendly areas you'll find. It's just a five-minute walk to Highams Park Lake, and when I began working in London, commuting was easy, with only a 25-minute journey into the city. I have fond memories of looking out of the windows across the garden and open field beyond — and even today, you'll often spot squirrels smuggling apples along the fence line or catch a cricket match being played on a sunny weekend. This home has given us many happy memories over the years, and I hope it brings the next family just as much joy."

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Reception Room

16'11" x 13'10"

Dining Room

13'11" x 9'4"

Kitchen

11'0" x 6'6"

Bathroom

Bedroom

11'10" x 9'4"



Bedroom

8'8" x 7'7"

Bedroom

17'5" x 10'11"

Bathroom

11'1" x 6'6"

Garden

29'6"



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