

Total Area: 109.1 m² ... 1175 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.

Reception
12'7" x 28'2"

Reception
11'10" x 8'2"

Kitchen
6'10" x 9'8"

Porch

Storage

WC

Bathroom
6'11" x 7'3"

Bedroom
10'11" x 12'9"

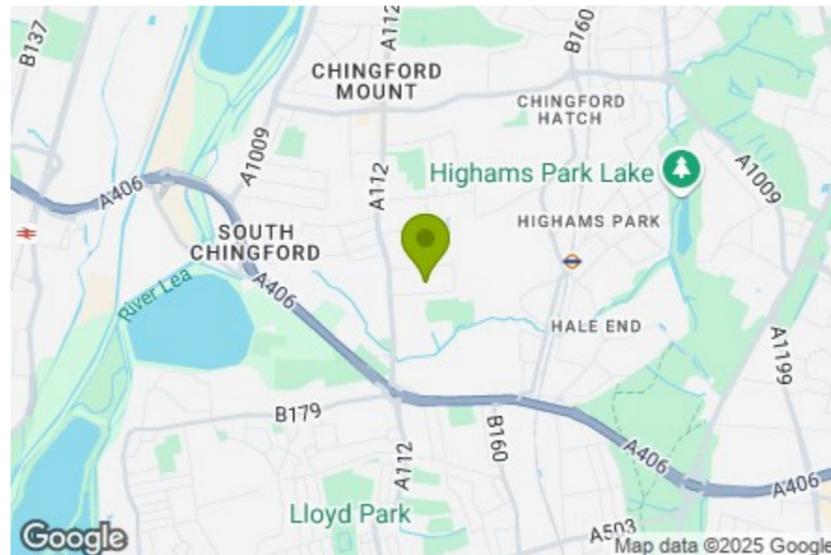
Bedroom
11'1" x 14'1"

Bedroom
6'8" x 8'4"

Loft room
17'5" x 9'4"

Eaves Storage

Garden
66'5" x 22'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MARLBOROUGH ROAD, HIGHAMS PARK Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- 1930's End of Terrace
- Easy Access to Highams Park and Walthamstow
- Approx. 1175 Square Foot
- Private Driveway
- Potential to Extend (STPP)
- Side Access
- Circa 67 Foot South Facing Garden
- Short Walk to Epping Forest
- Downstairs WC

Tucked between Chingford and Highams Park, this impressively spacious three-bedroom end-of-terrace home comes with a generous list of perks - think two reception rooms, a first-floor bathroom, ground floor WC, loft room, driveway, side access, and a 67-foot south-facing garden. And with the ripe potential to extend (subject to usual permissions), there's plenty of room to grow.

You're just a short stroll from the historic beauty of Epping Forest and within easy reach of Highams Park station, where direct trains nip to Liverpool Street in just 23 minutes. With fantastic local amenities nearby, you'll have plenty to explore - but with this much space at home, staying in might just be your favourite option.

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IF YOU LIVED HERE...

You'll love just how much space this home offers – and with such clear potential to extend, the possibilities are exciting. Time to dust off those mood boards!

The spacious reception rooms provide an ideal setting for family living, enhanced by elegant period features such as the ceiling rose and mantelpiece, which add a sense of character and charm. The rear reception is particularly well-suited as a dining area, offering a lovely view over the impressive south-facing garden. Secluded and beautifully leafy, this outdoor space delivers both privacy and tranquillity

Conveniently, you have a WC and utility on the ground floor alongside the kitchen, while upstairs, you'll find three bedrooms - two with in-built storage. There's also a large family bathroom with both a tub and shower, plus a further room in the loft.

The home is just under 15 mins on foot to Highams Park station for the Weaver Overground line, or hop on a bus and whizz to Walthamstow Central in a similar

amount of time for the ultra-convenient Victoria line. The latter is also your route for enjoying the best of E17's Hoe Street, where Soho Theatre is now open after much fanfare, but you'll find plenty of food and drink-based perks closer to home, including Vino Tap, The Stag & Lantern Micropub, Biba & Wren and Yaz, while up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem.

The neighbourhood is home to a huge amount of greenery; Memorial Park is 0.6 miles away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Parents will be pleased to know you have a wide choice of popular schools in the area.
- Head west towards Chingford, where you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company, and even closer to home you'll find Bannatyne Health Club.
- One of your new locals is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area.



A WORD FROM THE OWNER...

"I have thoroughly enjoyed my years spent in this property. We have the best neighbours one could wish for who live either side of my home, along the street and across the road. We have enjoyed long scenic walks further into Chingford. We have enjoyed going to the restaurants in the area. The area is quiet and peaceful. I have worked from home for many years. We will be very sad to leave."

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