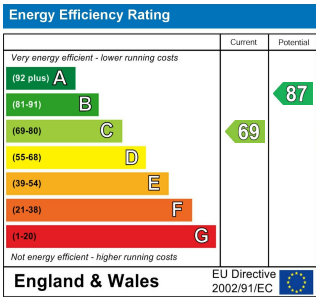
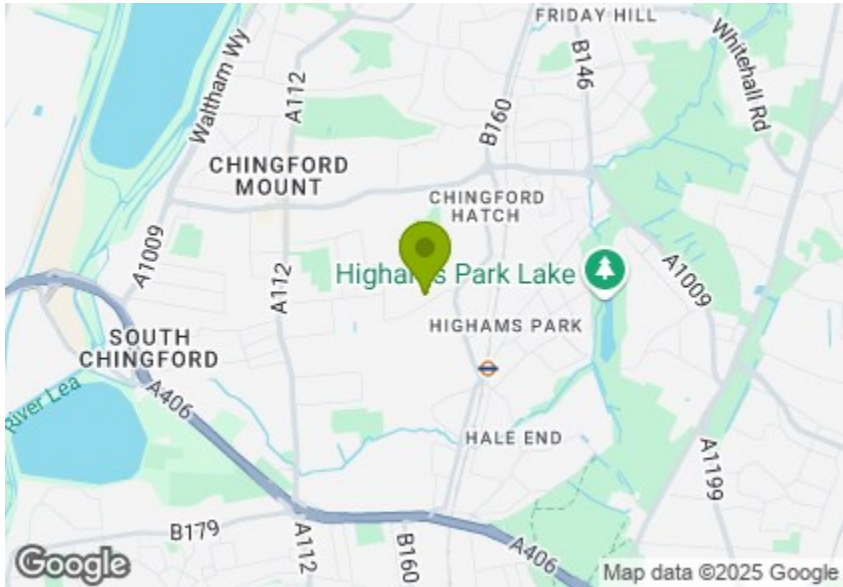




Total Area: 114.4 m² ... 1231 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



INKS GREEN, HIGHAMS PARK

Offers In Excess Of £700,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- Semi Detached
- Moments from Epping Forest
- Approx. 1231 Square Foot
- Potential to Extend (STPP)
- Side Access
- Short Walk to Highams Park Station
- 42 Foot South Facing Garden

Set on a peaceful residential street near Highams Park and the woodlands of Epping Forest, this thoughtfully designed three-bedroom semi-detached home combines space, serenity, and excellent connectivity.

Coming in at an impressive 1231 square foot - with the potential to extend things further, it offers a 42 foot rear garden with side access, while inside you'll find a spacious reception and open plan style diner, as well as a first floor bathroom.

You'll love the surrounding community feel, with independent shops, and cafés close by—not to mention the breathtaking nature of Epping Forest on your doorstep. Highams Park station is just a short walk away, offering fast and direct links into the City.

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E4 & N17
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E17 & E10
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IF YOU LIVED HERE...

This beautifully balanced period home has been cleverly optimised to offer both charm and functionality, with the added bonus of extension potential - inviting you to put your own stamp on an already impressive space.

The front reception room is bathed in natural light thanks to bay windows, highlighting the rich parquet flooring and tasteful decor. To the rear, an open-plan second living space seamlessly flows into the modern kitchen, where high-quality finishes and carefully considered design elements will be much appreciated.

Step through the rear doors to enjoy your generous garden - complete with side access, a decked patio, and lush greenery that creates a peaceful outdoor retreat.

Upstairs, you'll find three bedrooms; the two larger rooms feature bespoke storage, while the third is ideal as a nursery or home office. The contemporary bathroom includes sleek fittings and smart tiling. A versatile loft room with built-in storage and far-reaching views completes the picture, offering a quiet space to retreat, create, or work.

Living so close to the vast open spaces of Epping Forest brings a welcome sense of calm and connection to nature, perfect for weekend walks and outdoor adventures. Yet, just a short stroll away, you'll find yourself immersed in the vibrant local community.

Vino Tap, The Stag & Lantern Micropub, Yaz, Biba & Wren, and Mood Lift are all standout spots for food, drink, and socialising—each with its own unique charm. For day-to-day essentials, there's the convenience of a nearby Tesco Superstore.

If you need to head further afield, you'll be pleased to discover that Highams Park station is only around 10 minutes on foot, where you can head to Liverpool Street on the Weaver Overground in around half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

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 just 11 minutes on foot too.
- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.
- You live close enough to Walthamstow that you can also benefit from the amenities of E17. Hop on a bus or Overground for the food and drink-based delights of Wood Street, Hoe Street or Walthamstow Village.



A WORD FROM THE OWNER.....

"As a single mum I have felt completely safe in this friendly neighbourhood for 15 years. The neighbours and Highams Park community is a wonderful place to settle. Larkwood is a peaceful hub for wildlife and we are a short walk to shops, restaurants and lovely cafes. The best of both of London life!"

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Reception
11'9" x 14'11"

Bedroom
9'10" x 10'11"

Kitchen/ Diner
18'2" x 11'9"

Bathroom

Bedroom
7'11" x 5'10"

Bedroom
14'9" x 20'11"

Bedroom
9'10" x 16'6"

Garden
42'2" x 29'6"



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