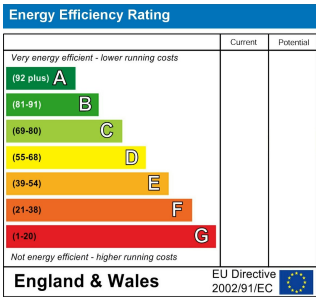
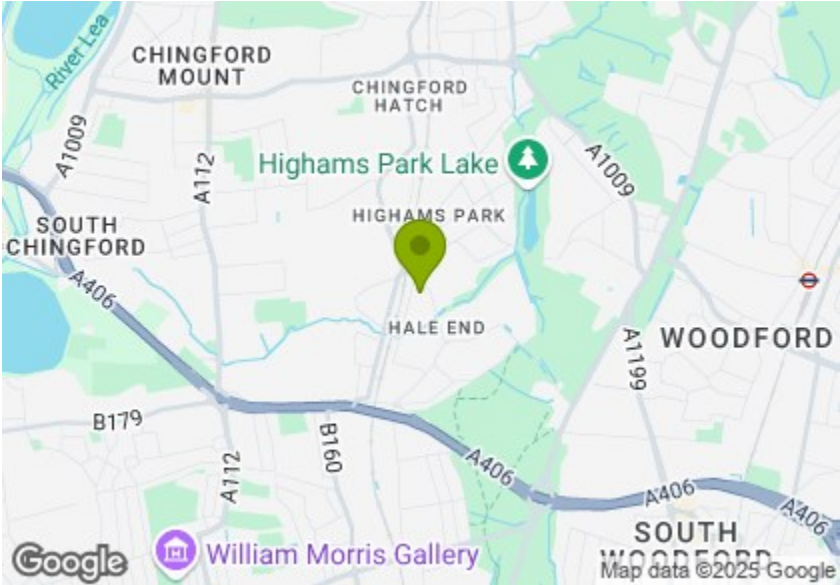


Total Area (Excluding Eaves Storage): 167.1 m² ... 1799 ft²  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



## PRESTON AVENUE, HIGHAMS PARK

Offers In Excess Of £1,200,000 Freehold  
4 Bed House - End Terrace



### Features:

- Four Bedroom House
- Edwardian End of Terrace
- Moments from Highams Park Station
- Approx. 1800 Square Foot
- Full Width Rear Extension and Loft Conversion
- Private Driveway
- Three Bathrooms
- Downstairs WC
- Circa 46 Foot Rear Garden
- Short Walk to Epping Forest

This beautifully extended four-bedroom Edwardian end-of-terrace sits on a quiet street just moments from Highams Park station and Epping Forest. With around 1800 square feet of space, it's packed with character and finished to an incredible standard throughout.

Highlights include a full-width kitchen/diner opening onto the garden, a separate reception, three bathrooms plus a downstairs WC, and a smart loft conversion and private driveway. The location's a dream too – close to great schools, green space, and fast Overground links to the City.

REQUEST A VIEWING  
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## IF YOU LIVED HERE...

If you're new to Highams Park, you're in for a treat. Recently named one of the best places to live in the UK by The Times (not that it came as a surprise to us), it's long been one of our favourite hidden gems.

Beyond your private driveway, step into the stylish hallway, where contrasting decor and original beading set the tone. The front reception is bathed in light from the box bay window, with bespoke shutters, high ceilings, a considered palette and a cosy wood-burning stove. To the rear, the full-width kitchen/lounge/diner is a real showstopper—filled with natural light via skylights and Crittall-style doors. With sleek cabinetry, integrated appliances, a central island, and space for lounging, working or entertaining, it's a brilliant heart of the home. There's also a handy WC tucked away on the ground floor.

Upstairs, the first floor has three beautifully finished bedrooms, including two generous doubles with built-in wardrobes—one with its own en suite, and there's a stylish family bathroom on this floor too.

In the loft, the luxurious principal suite features fantastic proportions, eaves storage and a smart en suite. Outside, the garden continues the high standards—lush, well maintained, and complete with a decked patio and mature greenery.

If you want more outdoor space, Epping Forest is moments away. Highams Park itself

is just around the corner too, with its peaceful lake, meadows and popular café, Humphry's.

The neighbourhood has a real village charm, thanks in part to the railway crossing and landmark clock tower. There's also a brilliant range of local favourites, from Vino Tap and Biba & Wren to Yaz and The Stag & Lantern Micropub. For everyday essentials, there's a Tesco Superstore and other handy shops.

Commuting is easy—it's just a three-minute walk to Highams Park station, with Weaver Overground trains to Liverpool Street in around 25 minutes, and a quick change to the Victoria line at Walthamstow. You're also well connected by bus and bike routes.

## WHAT ELSE?

- New local? You're spoilt for choice, with both the Royal Oak and Country Arms a short stroll away - and equally friendly.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford, Chingford and Walthamstow.



## 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 or pop over to Grace and Albert for anything gift or homeware related. 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**  
14'9" x 15'8"

**Kitchen/ Lounge/ Diner**  
22'1" x 21'8"

**WC**

**Bedroom**  
12'11" x 15'8"

**Bedroom**  
12'11" x 12'1"

**Bedroom**  
8'6" x 8'11"

**Bathroom**

**Ensuite**

**Bedroom**  
14'9" x 18'6"

**Bathroom**

**Garden**  
46'3" x 25'0"



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