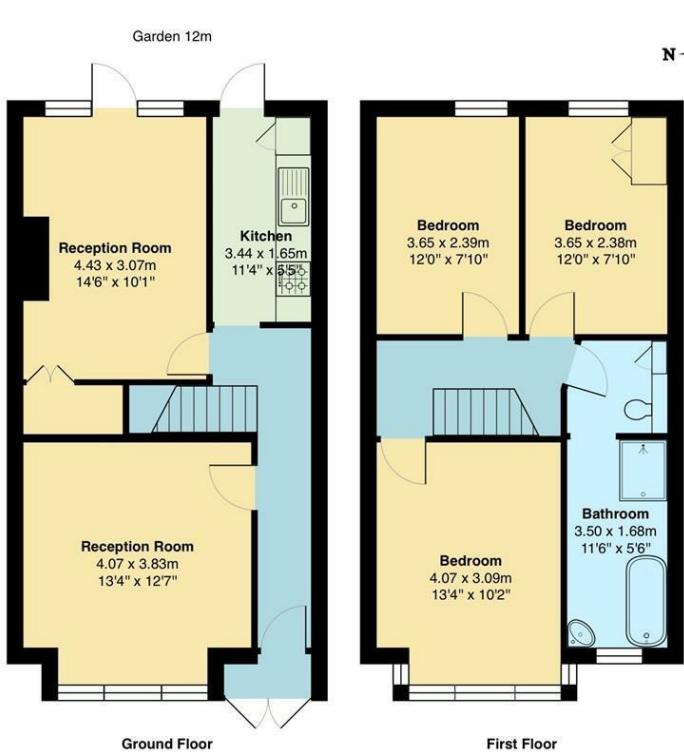




Total Area: 91.3 m² ... 983 ft²
All measurements are approximate and for display purposes only.

Reception Room
13'4" x 12'6"

Recetion Room
14'6" x 10'0"

Kitchen
11'3" x 5'4"

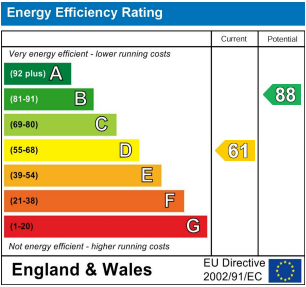
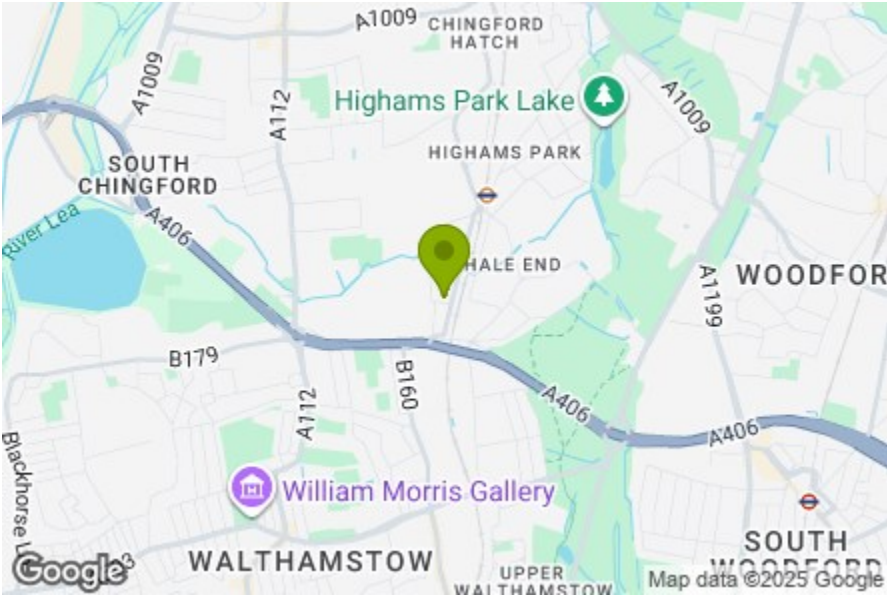
Bedroom
13'4" x 10'1"

Bedroom
11'11" x 7'10"

Bedroom
11'11" x 7'9"

Bathroom
11'5" x 5'6"

Garden
39'4"



LYNDHURST ROAD, HIGHAMS PARK

Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Edwardian Mid Terrace
- Easy Access to Highams Park Station
- Approx 983 Square Foot
- Potential To Extend (STPP)
- Short Walk To Epping Forest
- Quiet Residential Location
- Being sold Chain Free

This Edwardian mid-terrace presents three bedrooms and around 983 square feet of living space, offering a well-balanced layout with room to make it your own. Set along a peaceful residential road, the home retains its period charm while also holding plenty of potential to extend, subject to planning permission. The location blends everyday convenience with natural beauty, placing Highams Park Station within easy reach for quick city connections, while the vast open spaces of Epping Forest are only a short walk away, providing a welcome escape into greenery whenever desired.

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IF YOU LIVED HERE...

With its traditional character, the frontage combines red brick with crisp white render, while large windows on both floors promise light-filled interiors and add to the home's inviting presence.

An internal porch opens into a welcoming hallway, where white walls and painted floorboards reflect the light and create a bright and airy first impression. The space flows easily into the reception rooms and kitchen, with the staircase leading upwards. At the front, the reception room feels generous and inviting, its high ceiling with decorative rose adding character, while a wide window draws in daylight and frames the street outside. To the rear, a second reception continues the sense of openness, with a glazed door and surrounding windows connecting directly to the outdoor space. This part of the home also offers exciting potential, with the possibility of linking the reception to the kitchen and extending into the garden to create an impressive open-plan living area, subject to planning permission.

The kitchen is finished with glossy cabinetry and a tiled splashback for a simple, fresh look. A glazed door opens to the garden, drawing in natural light and giving a peaceful green outlook. The garden itself feels secluded and calm, with a paved terrace leading onto a lawn bordered by mature trees. There is plenty of opportunity here to create an outdoor space tailored to your own vision.

Upstairs, three bedrooms await, each enjoying good natural light. The largest sits to the front, with a wide window overlooking the leafy street. Two further bedrooms are

positioned to the rear, one with views over the garden and the other with an equally light-filled aspect. A bright bathroom completes the home, generous in size and finished with marble-effect tiling, a bath and separate shower.

Highams Park offers a diverse mix of independent cafés, lively pubs and green open spaces, making it a well-rounded neighbourhood to call home. Just a short stroll brings you to Biba & Wren or Breeze, both popular spots for coffee and brunch, while evenings can be spent enjoying the characterful atmosphere of The Stag & Lantern Micropub or the traditional charm of the Royal Oak. For those who love the outdoors, the expanse of Epping Forest lies within easy reach, perfect for weekend walks or peaceful escapes. Families will appreciate the range of nearby schools, including the outstanding Selwyn Primary School only 8 minutes away.

WHAT ELSE?

Highams Park Station is just 10 minutes away, providing quick connections into central London. The area is also well served by local bus routes, making it easy to travel across neighbouring districts. Regular services link to Walthamstow, with its lively mix of shops, cafés and Victoria line connections, as well as nearby areas such as Chingford and Woodford.



A WORD FROM THE OWNER...

"I'll be really sad to leave Lyndhurst Road. The neighbours have been wonderful and the area combines easy access to the 'cool' of Walthamstow with the wonderful green open spaces just a stroll away.

Highams Park also punches above its weight with a local Tesco open to midnight as well as a range of independent shops and businesses.

I had intended to stay but am moving back to North London for family reasons"

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