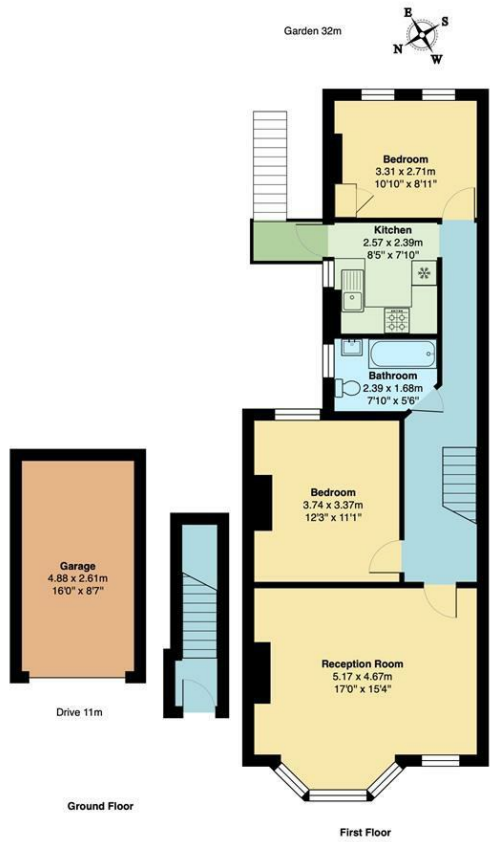




Reception Room
16'11" x 15'3"

Kitchen
8'5" x 7'10"

Bathroom
7'10" x 5'6"

Bedroom
10'10" x 8'10"

Bedroom
12'3" x 11'0"

Garden
104'11"

Garage
16'0" x 8'6"

Total Area: 69.9 m² ... 752 ft² (excluding garage 137 sq feet)
All measurements are approximate and for display purposes only.



THE AVENUE, HIGHAMS PARK

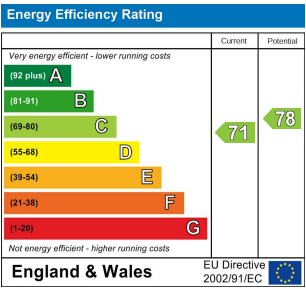
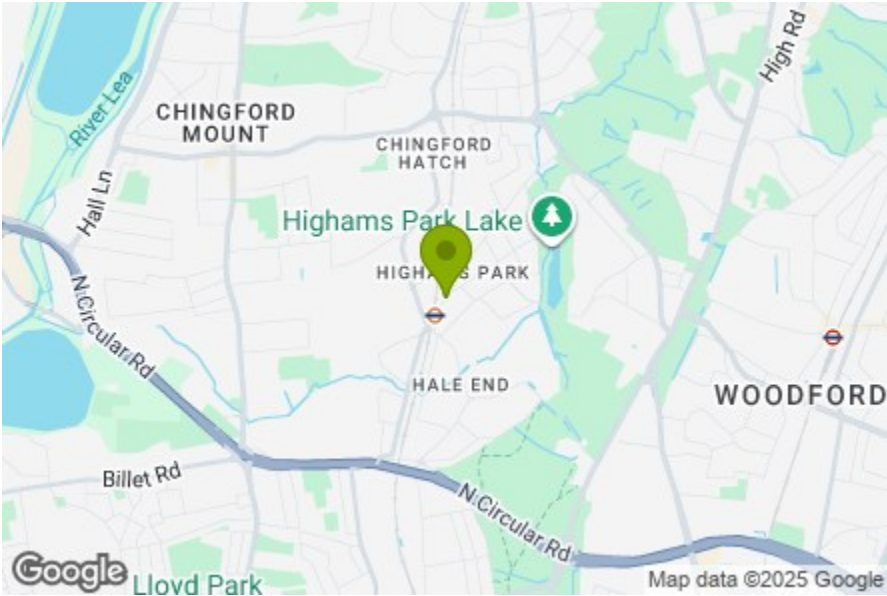
Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor Victorian
- Semi Detached
- Approx 752 Square Foot
- Private Garage and Driveway
- 100 Foot Long Private Garden
- Moments Away from Highams Park Station
- Close to Local Amenities
- A Short Walk to Epping Forest
- Potential to Extend (STPP)

Occupying the first floor of an attractive Victorian semi, this two-bedroom apartment offers over 750 square feet of well-arranged living space with exciting potential to extend (STPP). You'll have the rare advantage of both a private driveway and garage, as well as direct access to a 100-foot garden exclusively for your use. Perfectly placed for city access and green space alike, the home is just moments from Highams Park Station and within easy reach of local shops, cafés, and everyday essentials. Epping Forest's vast woodland and lakes are also a short walk away, offering a welcome escape from the urban pace.



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0203 369 6444



IF YOU LIVED HERE...

Set back behind a neat lawn and mature planting, the home enjoys a wide driveway with generous off-street parking and garage. A welcoming, practical space with plenty of kerb appeal.

A staircase rises from the entrance to a bright and well-proportioned hallway, finished in soft neutrals with warm timber detailing to the doors, skirting, and balustrade. Natural light creates an open, welcoming feel throughout.

The reception room is wonderfully bright, with four sash windows including a wide bay and an additional side window. Crisp cornicing and a ceiling rose complement the deep blue chimney breast and tiled fireplace, adding character and a striking focal point. Ample space for lounging and dining makes this a versatile heart of the home.

Both bedrooms are well-sized and inviting. The middle room enjoys a peaceful garden outlook, with wood flooring and a soft, natural palette. Set quietly to the rear, the second bedroom is bathed in sunlight from twin sash windows with leafy treetop views. Fitted carpet and a built-in cupboard add to the comfort.

The bathroom features soft beige tiling, wood accents and an overhead shower above the bath, creating a fresh, balanced space. The kitchen is finished in light blue toned

cabinetry, white tiles and wood surfaces, with a glazed door opening to steps down to the garden. A charming space with garden views and easy flow.

The garden is a leafy haven with a long, gently sloping lawn bordered by mature trees and established planting. A raised deck sits at the far end, offering a clear view back towards the house, while natural greenery on all sides creates a strong sense of privacy and calm.

The surrounding area offers a great balance of local charm and green open spaces. Just moments away, Highams Park's centre provides independent shops, cafés, and everyday essentials, while favourites like Biba & Wren bring a stylish touch to your morning coffee. The Stag & Lantern is a cosy spot for craft drinks and relaxed evenings, with the Royal Oak also within easy reach for classic pub fare. Nature lovers are well catered for too—Larks Wood offers peaceful walking trails through mature woodland, while Highams Park Lake sits at the edge of Epping Forest, perfect for picnics, dog walks, or simply switching off beside the water.

WHAT ELSE?

Highams Park Station is just two minutes away, offering swift connections to Liverpool Street and beyond. The area is also well served by local bus routes, making it easy to reach surrounding neighbourhoods such as Walthamstow, Chingford, and Woodford.



A WORD FROM THE OWNER...

"Highams Park has been an excellent location for us and offers the best of both worlds. Central London is only 20 minutes away on the train and you have Highams Park Lake and Epping Forest just a 10 minute walk away. There's a lovely community feel and restaurants and shops right on your doorstep."

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