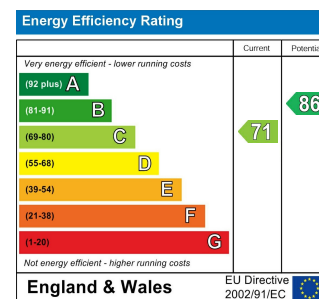


Total Area: 139.0 m² ... 1496 ft²

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.



AINSLIE WOOD ROAD, HIGHAMS PARK

Offers In Excess Of £775,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- 1930's Semi Detached
- Short Walk to Highams Park Station
- Potential To Extend (STPP)
- Approx. 1500 Square Foot
- Private Driveway
- Moments from Ainslie Wood
- Circa 70 Foot Rear Garden
- Overlooks Playing Fields

This charming and spacious four-bedroom 1930s semi-detached home offers a wealth of standout features, from the beautiful 70 foot rear garden and private driveway to the light-filled conservatory and large kitchen.

As well as being just a short hop from Epping Forest, it enjoys easy access to Highams Park, where frequent trains run to London Liverpool Street in around 25 minutes. There are some fantastic amenities in the local area, but with 1500 square feet of space to spread out in at home, staying in will always be a pleasure. There's even potential to extend the space further, which will be great for peace of mind, as this really is a home to lay roots down in

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IF YOU LIVED HERE...

Beyond that private driveway, you'll find a wonderfully proportioned home where every inch has been considered for the optimum layout (something we'll always appreciate in 1930s design).

You'll be wowed by the grand scale, but you'll also appreciate the fact that both your reception rooms have a warm, cosy feel. You'll find lovely features in each, such as the striking fireplace, ornate coving and large bay windows at the front, and the gorgeous bespoke carpentry, Defra-approved multi-fuel burner and ceiling rose at the rear.

Your kitchen is bursting with light, ensuring that the thoughtful design is highlighted throughout. From the industrial-style double oven to the metro brick tiles, it's packed with great features. While the breakfast bar will undoubtedly be your favourite informal perch, there's plenty of space for a full size dining table in the rear reception room, and the rustic-style conservatory opens up the entire space further.

You'll love being able to spill out into the spacious rear garden, which has been beautifully landscaped, with multiple spots for relaxing, optimising your chance of catching the sun. The outhouse at the rear is gorgeously quaint - alongside the beds and majestic mature tree, it'll be the perfect backdrop as you sit on the covered flagstone patio area.

Back inside, there's a bedroom with its own ensuite on the ground floor (this space

could also work as a home office if preferred), while upstairs, you've got three nicely finished bedrooms. There's a well designed family bathroom with a free-standing tub and walk-in shower amongst the highlights.

The home is just a 15 minute stroll to Highams Park station, or hop on a bus and whizz to Walthamstow Central on the bus for the ultra-convenient Victoria line. The latter is also your route for enjoying the best of E17's Hoe Street, where Soho Theatre will be opening next year, but you'll find plenty of food and drink-based perks closer to home, including Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or 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 minutes away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Drivers, already happy about that private driveway, can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- You're only a 16 minute walk from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.
- Parents will be pleased to know you have an abundance of great schools in the area.



A WORD FROM THE OWNERS.....

"There are 34 years of memories in this house. It was a wonderful home to bring up our family, full of space inside and out. We will in particular miss the wonderful view that we woke up to each morning, the open space all around us and the wildlife. We were often visited by foxes, squirrels, hedgehogs and we counted 12 different species of birds in the garden one weekend.

The neighbourhood is very friendly, most people greet you with a 'good morning', and there is a village feel to the area. Historically the area was known as 'Little Larks'. The house is named after this.

We will miss all the beautiful walks from our doorstep and the quick walk to Highams Park station across the fields, then it is 23 minutes to Central London.

Our reason for selling is to downsize and move closer to our daughter on the south coast."

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Reception Room
11'11" x 14'11"

Reception Room
11'2" x 12'11"

Bedroom
6'6" x 11'1"

Ensuite
6'6" x 4'5"

Kitchen
13'10" x 11'5"

Conservatory
11'2" x 12'4"

Bedroom
11'2" x 14'11"

Bedroom
10'5" x 13'0"

Bedroom
14'7" x 9'8"

Bathroom
6'6" x 10'2"

Garden
68'10" x 27'4"

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