

Reception Room
12'0" x 11'7"

Reception Room
11'2" x 17'8"

Kitchen/ Diner
16'0" x 17'0"

Utility Room
8'5" x 7'7"

WC

Reception Room
8'5" x 7'3"

Bedroom
8'7" x 11'11"

Bedroom
6'8" x 8'5"

Bedroom
10'11" x 12'0"

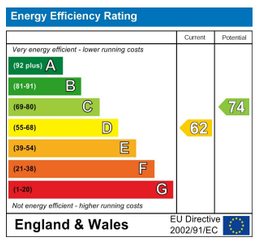
Bedroom
11'1" x 10'9"

Bathroom
6'8" x 5'6"

Garden
26'10" x 98'5"

Bathroom
8'6" x 9'1"





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WATERHALL AVENUE, HIGHAMS PARK

Offers In Excess Of £900,000 Freehold

4 Bed House - Semi-Detached

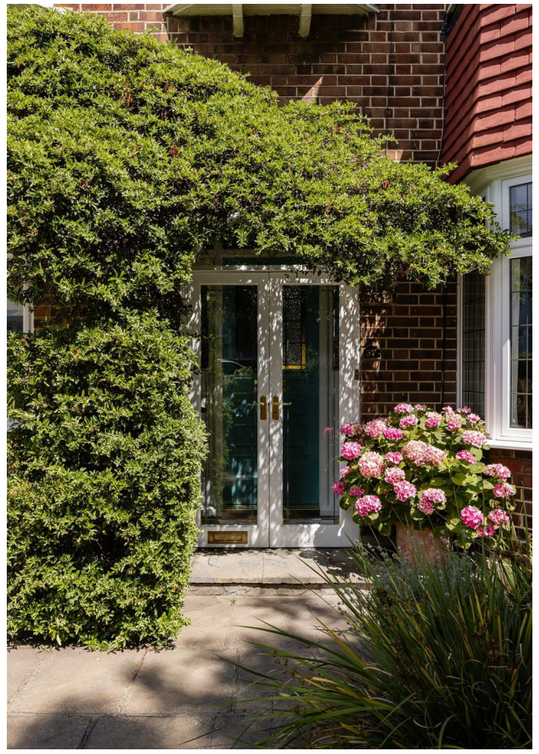
Features:

- Four Bedroom House
- Semi Detached 1930's
- Approx. 1560 Square Foot
- Short Walk to Highams Park Station
- Side Access
- Potential To Extend (STPP)
- Circa 100 Foot Rear Garden
- Moments from Epping Forest
- Private Driveway
- Downstairs WC and Utility Room

Enjoying a fantastic location on the edge of Epping Forest, with easy access to Highams Park, Woodford, Chingford and Walthamstow, this spacious four-bedroom semi-detached 1930s home offers generous family living in a sought-after setting.

With excellent potential to extend (subject to the usual permissions), the property already spans an impressive 1,560 square feet. The smart layout includes three reception rooms, a spacious kitchen-diner, utility room, ground floor WC and two first-floor bathrooms. Outside, you'll find a stunning 100ft rear garden, a private driveway and convenient side access, all set on a quiet residential street.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

Beyond the private driveway and picture perfect facade, the bright front reception room is flooded with natural light through a generous bay window. A neutral base palette is complemented by warm wooden flooring and considered chosen accent walls, creating an inviting space that's full of character.

Across the hall, a second reception room offers excellent versatility, making an ideal home office, playroom or snug.

To the rear, a third reception room provides a fantastic dining or family space, with patio doors opening directly onto the beautifully landscaped rear garden. During the warmer months, it's easy to extend your living space outdoors, where you'll find a generous lawn, a raised patio for entertaining and a charming water feature surrounded by mature planting.

The spacious kitchen-diner is both stylish and practical, featuring sleek units, quality integrated appliances and plenty of workspace. A separate utility room and ground floor WC add further convenience.

Upstairs, there are four beautifully presented bedrooms, three of which benefit from bespoke fitted storage, along with two contemporary family bathrooms finished to a high standard.

The home is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the Weaver Overground in around 25 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap and The Stag & Lantern Micropub), the area is home to a vast amount of green space, including the edge of Epping Forest and, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line.

WHAT ELSE?

- Drivers will appreciate the easy access to the North Circular, just a few minutes away, while the M25 can be reached in around 15 minutes.
- Parents will be pleased to know there is an excellent choice of schools nearby, one of the many reasons the area is so popular with families (Highams Park School alumni includes girl-of-the moment Olivia Dean).
- Your new local is the Larkshall. A great spot to enjoy good food in lovely surroundings, it's just 12 minutes on foot too.



A WORD FROM THE OWNER....

"We have lived in Waterhall Avenue for 45 happy years. It is a quiet neighbourhood close to the forest and Highams Park Lake and park with a good bus service to Woodford and the overground to Liverpool Street is a 15 minute walk away. We love its tranquility, great neighbours and excellent transport links. We also have local shops within a five minute walk including a bakery and post office.We want to stay in the area because of its many benefits."

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