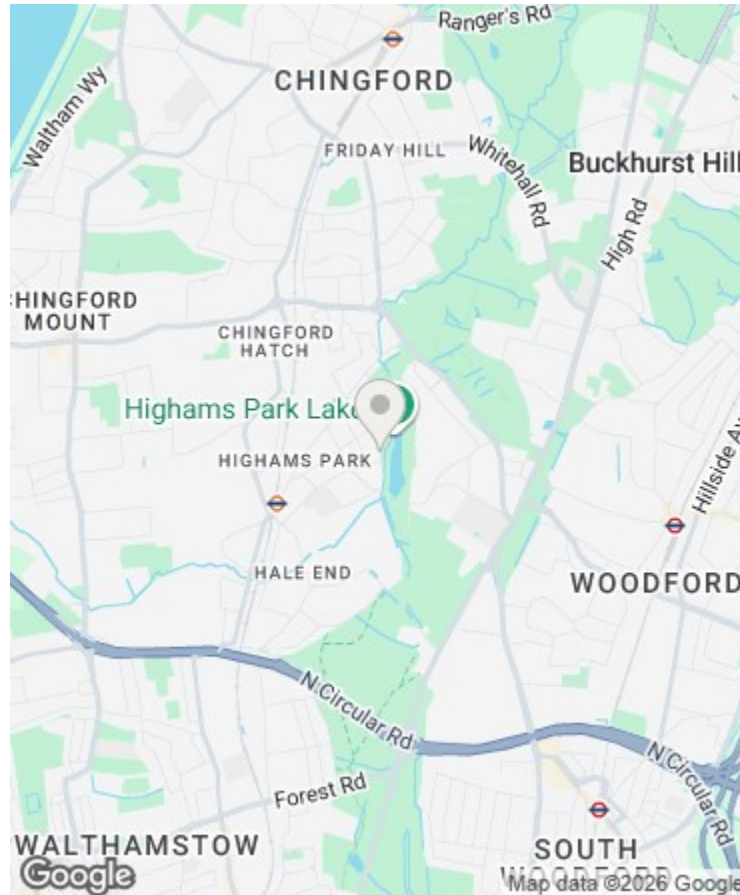




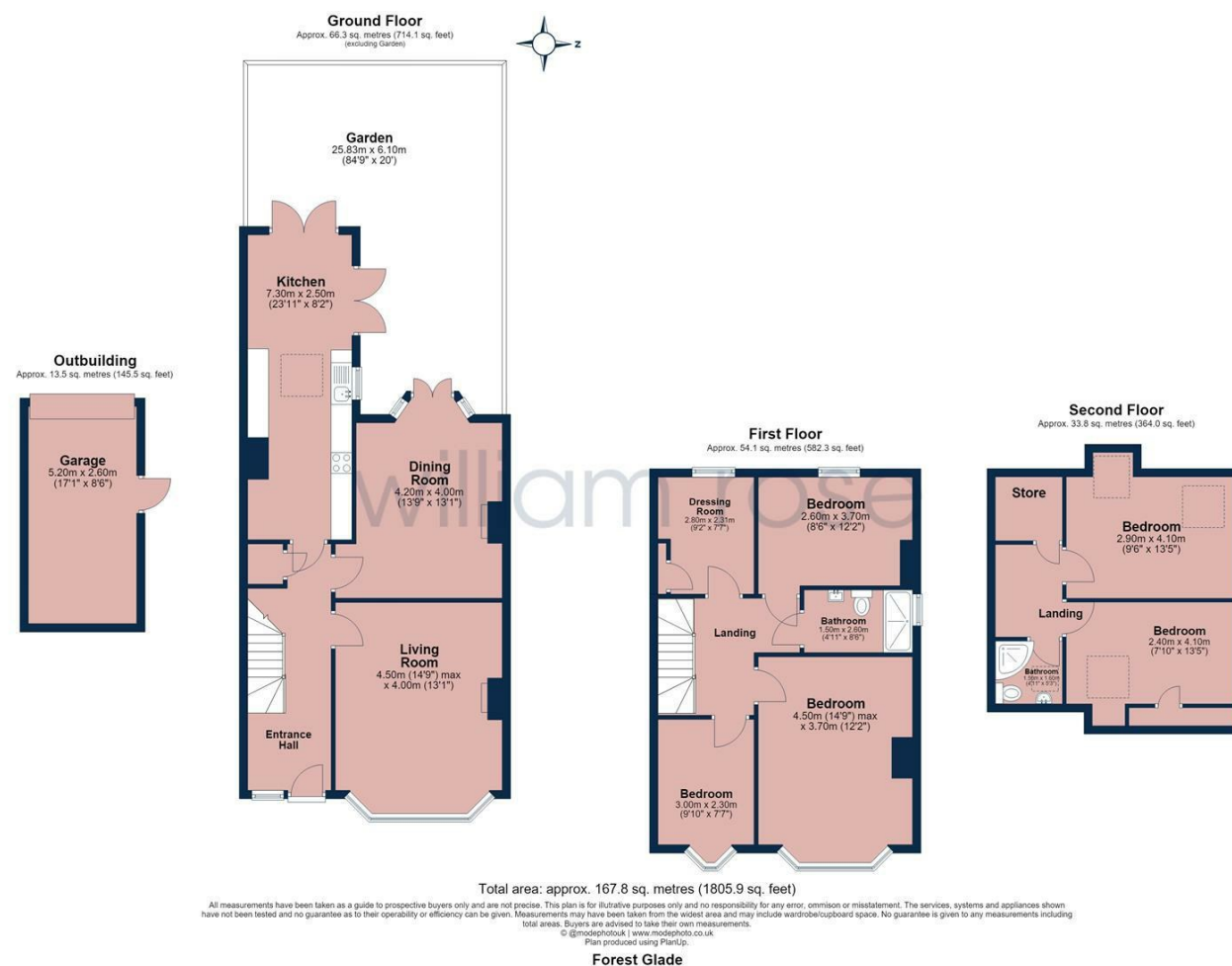
Directions

Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



102 Forest Glade, Highams Park, London, E4 9RJ

Offers In Excess Of £1,100,000

- Five-bedroom Edwardian semi-detached family home
- Generous accommodation arranged over three floors
- Spacious kitchen with direct access to the garden
- Exceptional, deep rear garden with excellent potential
- Moments from Epping Forest and Highams Park Lake
- Prestigious Forest Glade location in Highams Park
- Separate bay-fronted living room and dining room
- Two bathrooms plus versatile dressing room/study
- Detached garage with power
- Convenient for Highams Park station and local amenities

102 Forest Glade, London E4 9RJ

Occupying a privileged position on Forest Glade, one of Highams Park's most distinctive and sought-after residential roads, this substantial five-bedroom semi-detached home offers generous family accommodation, an exceptional rear garden and a detached garage. The road's peaceful setting and immediate relationship with the surrounding greenery give it a character rarely found elsewhere in the area, combining a sense of seclusion with convenient access to the station and local amenities.



Council Tax Band: F



From the kerbside the house offers classic Edwardian architecture, which establishes the generous proportions found throughout the property. To the front is an attractive separate living room, complete with a broad bay window that draws in plenty of natural light and creates a comfortable space for relaxing and entertaining.

To the rear, a separate dining room provides an excellent setting for family meals and more formal occasions, with doors opening directly onto the garden. The adjoining kitchen is spacious and well thought out, offering extensive workspace and storage together with ample room for everyday dining. Direct access to the garden makes this a practical and sociable heart of the home..

The first floor is arranged around a central landing and provides three well-proportioned bedrooms. The principal bedroom is a particularly generous double with a front-facing bay window, while a further double bedroom overlooks the rear. The third bedroom would work equally well as a child's room, guest bedroom or home office. A separate dressing room/study adds valuable flexibility and could potentially serve a variety of uses according to the needs of the incoming owner. A family bathroom completes the first floor.

The second floor provides two additional bedrooms, both of which offer comfortable proportions and useful storage within the eaves. A further bathroom on this level makes the arrangement especially practical for larger or multigenerational families, teenagers or visiting guests.

Outside, the rear garden is a standout feature. Its impressive depth provides distinct areas for outdoor dining, children's play, gardening and relaxation, with considerable potential for landscaping or creating a garden studio, subject to any necessary permissions. To the rear is a detached garage with power, offering secure parking, storage or workshop space.

Forest Glade is especially appealing because of its close connection to the open landscape surrounding Highams Park. The road sits moments from Epping Forest and near The Highams Park, a

historic green space created as part of Humphry Repton's late-18th-century landscape and centred around Highams Park Lake. Together, the lake, parkland and ancient woodland provide outstanding opportunities for walking, running, cycling and family recreation.

Highams Park itself has developed into a welcoming neighbourhood centre with a strong community atmosphere and a varied collection of independent cafés, shops and local businesses around the station, The Broadway and Hale End Road. Everyday amenities are close at hand, while neighbouring Chingford, Woodford and Walthamstow provide an even broader choice of shopping, dining and leisure facilities.

For commuters, Highams Park station is served by the London Overground Weaver line, providing direct services to London Liverpool Street. Walthamstow Central is also easily reached for connections with the Victoria line, making the location highly convenient for travel into the City, West End and beyond.

Combining substantial accommodation, five bedrooms, two bathrooms, separate reception rooms, an exceptional garden and garage, this impressive Forest Glade home presents a rare opportunity to secure a long-term family residence in one of Highams Park's most desirable settings.