

Daniel  
Frank





## 36 Castle Avenue London, E4 9QD

A substantial and characterful five bedroom, three bathroom detached family home, ideally positioned in the heart of Highams Park and just a short walk from the station and picturesque Highams Park Lake. Extending to approximately 2,938 sq ft, the property offers generous living accommodation, a beautiful garden and a versatile self-contained annex, making it perfectly suited to growing or multigenerational families.

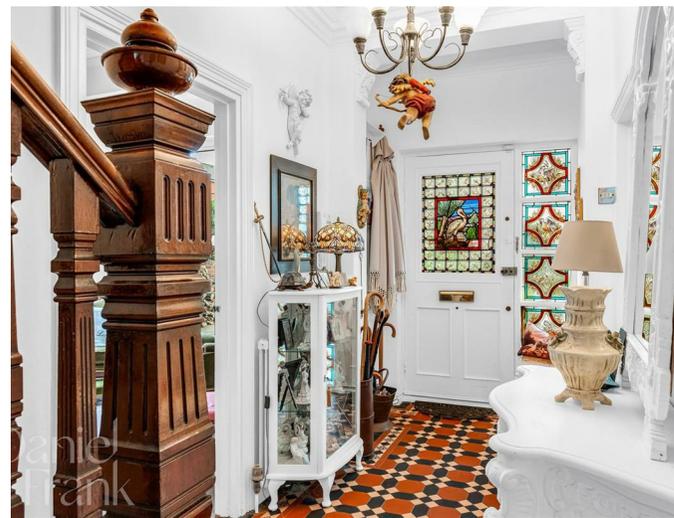
Set behind an attractive frontage, the home is approached via an elegant carriage driveway, providing ample off-street parking and creating an impressive sense of arrival.

Inside, a welcoming hallway with stained glass detailing leads to the principal reception room at the front of the home. This impressive space features a striking working fireplace, creating a warm and inviting setting for entertaining or relaxing.

A second reception room connects seamlessly to the garden via French doors, filling the space with natural light and providing the perfect transition to outdoor living. A separate study offers an ideal home office, complemented by a convenient ground floor WC.

The spacious kitchen offers plenty of practical

**Tenure** Freehold  
**Council** Waltham Forest





cooking and dining space, fitted with a wealth of cream-fronted cabinetry and integrated appliances. Beyond this sits a further reception room which leads through to one of the home's standout features – a self-contained annex.

This impressive addition provides exceptional flexibility and includes multiple reception areas, a kitchen, bathroom and bedroom, along with its own staircase, separate front door, and access to the garden, making it ideal for guests, extended family or independent living.

Upstairs, the main house offers four well-proportioned bedrooms arranged around a generous landing. The principal family bathroom features a freestanding bath and separate shower, while one of the bedrooms benefits from its own en suite bathroom. Many rooms also feature useful built-in storage.





Your Next Chapter



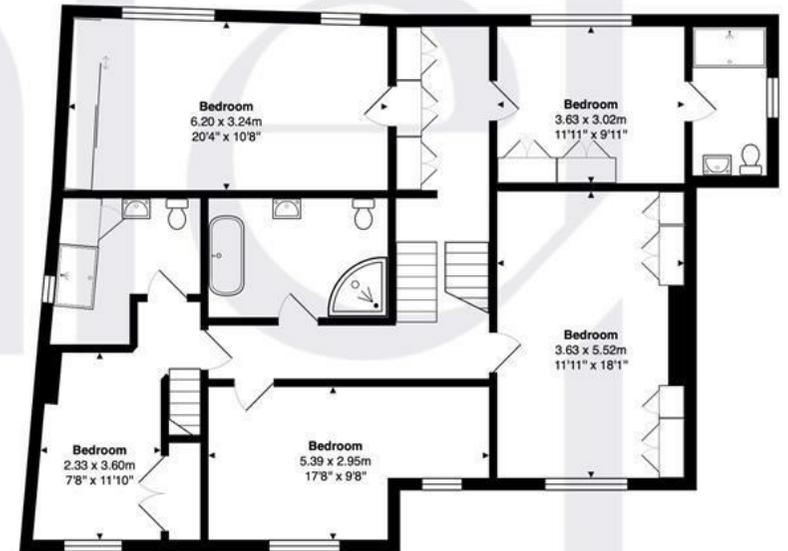
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Your Next Chapter



**Ground Floor**  
Area: 153.8 m<sup>2</sup> ... 1655 ft<sup>2</sup>



**First Floor**  
Area: 119.1 m<sup>2</sup> ... 1282 ft<sup>2</sup>

Total Area: 272.9 m<sup>2</sup> ... 2938 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Outside, the beautifully enclosed walled garden features a paved terrace, perfect for outdoor dining, leading to a lawn bordered by mature planting. A pergola and ornamental pond with fountain create an attractive focal point.

The property also offers further potential to extend (subject to planning permission), allowing future owners the opportunity to enhance and personalise the home even further.

Highams Park Station is approximately seven minutes' walk away, offering regular Overground services to Liverpool Street in around 25 minutes, while the nearby green spaces, cafés and village atmosphere of Highams Park make this a highly desirable place to live.

Offered chain free, this exceptional home represents a rare opportunity to acquire a substantial detached property in one of the area's most sought-after locations.

EPC - To be confirmed.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



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