

## CASTLE AVENUE, HIGHAMS PARK

### Offers In Excess Of £1,450,000 Freehold

### 4 Bed House - Semi-Detached



#### Features:

- Four Bedroom House
- Semi Detached Victorian
- Moments from Highams Park Station
- Approx. 1860 Square Foot
- Potential to Extend (STPP)
- Private Driveway for Four Cars and Side Access
- Short Walk to Epping Forest
- Circa 100 Foot Rear Garden
- Downstairs WC
- Period Features Throughout

This handsome four-bedroom semi-detached Victorian home sits on a peaceful residential street just moments from Highams Park station and the edge of Epping Forest. With almost 1,900 square feet of space, a private driveway, side access and a garden that stretches close to 100 feet, it's the kind of home that's easy to settle into—and full of potential to make your own (STPP).

Inside, you'll find plenty of original character throughout, generous proportions, a handy downstairs WC and scope for extending if you choose. The garden is a particular highlight—leafy, well-sized and ready to be enjoyed—and having the forest so close by means you've got the best of both worlds: nature on your doorstep and great connections into town.

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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 Victorian design). You'll be wowed by the generous proportions, but it's the warm, inviting feel that really makes this house a home. In the front reception, the large bay windows decked out with shutters, ornate coving and striking fireplace add period elegance, while the rear reception features deep, rich tones, bespoke cabinetry and the same parquet flooring that runs throughout.

The dine-in kitchen is flooded with natural light, showing off every inch of its carefully considered design. From the industrial-style double oven to the marble worktops, it's packed with thoughtful features. The island is perfect for casual breakfasts, while there's also space for a full-sized dining table. Pendant lighting, downlights and built in speakers the perfect balance, and the Crittall-style doors and skylights complete the look beautifully.

When the weather's good, you'll love spilling out into your beautifully landscaped rear garden with built in barbecue. With a variety of spots to sit and relax, it's been designed to maximise sunshine throughout the day.

Back inside, the upstairs is just as impressive. You've got four thoughtfully finished bedrooms, including a standout master with an en-suite with a luxurious roll-top tub and bold monochrome flooring. The family bathroom is another highlight—sleek, spacious and complete with a walk-in shower.

Location-wise, you're just a short stroll from Highams Park station, where you can be at Liverpool Street in around 25 minutes. The local food and drink scene is thriving, and there's no shortage of green space nearby—from the wide open expanse of Epping Forest to Highams Park's much-loved lake, meadow and café. Walthamstow is also close at hand for even more excellent amenities and a quick Victoria line connection into central London.

### WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why it's such a popular area for families.
- You've got some fantastic food and drink-based perks nearby, including Vino Tap, The Stag & Lantern Micropub and the Time Out approved Good Friend Chinese Restaurant.

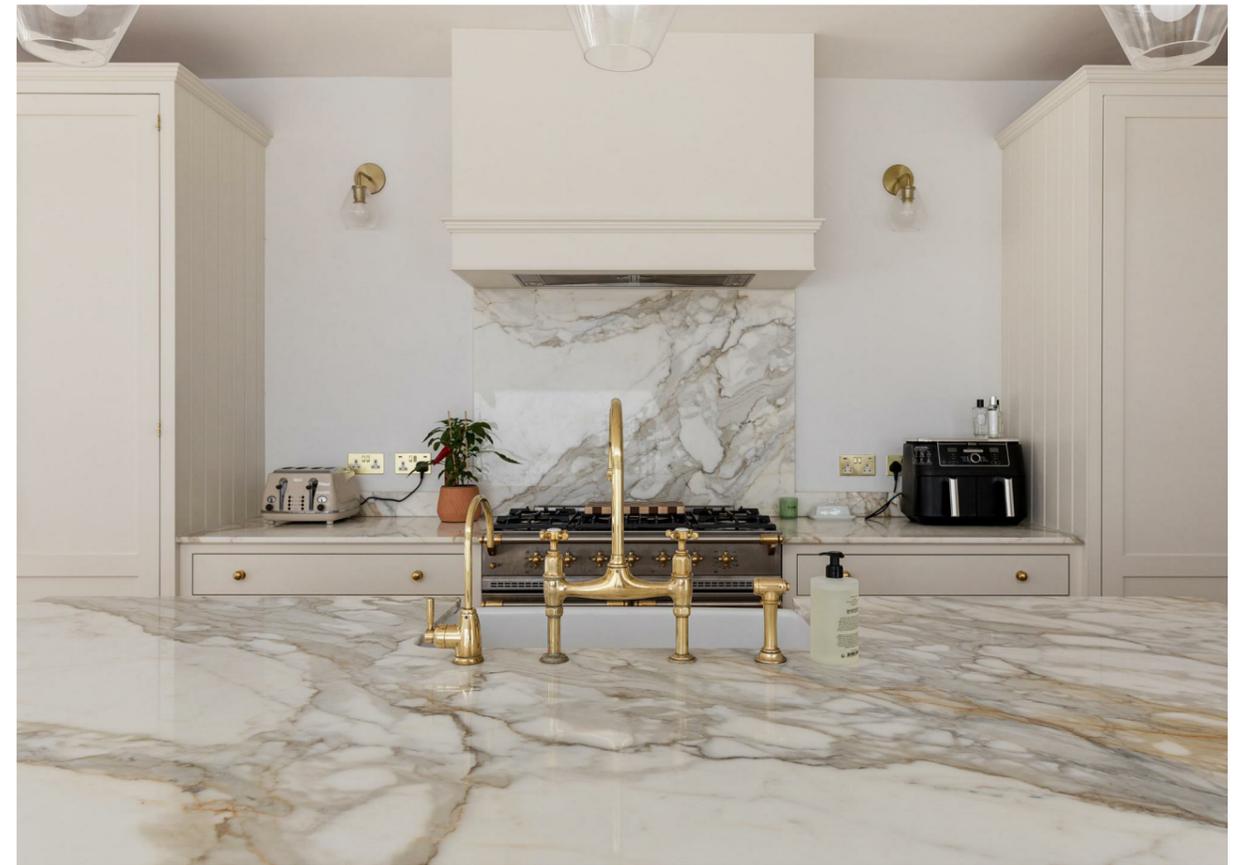


### A WORD FROM THE OWNERS...

"We've loved making this house our home. We always wanted to live in Highams Park, especially so close to the station and the park with its beautiful lake, woodland walks, and a great playground for our children. We've also really enjoyed the local independent shops and cafes that give the area its character and charm. This house was renovated by us with the intention of staying long-term — we poured our heart and soul into every detail to create a warm, welcoming space and we really hope it brings the next owners as much joy as it has given us."

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**Kitchen / Dining Room**  
31'3" x 18'6"

**Bathroom**  
8'4" x 6'3"

**Reception Room**  
12'5" x 11'11"

**Bedroom**  
12'5" x 11'11"

**Reception Room**  
14'6" x 14'5"

**Bedroom**  
14'6" x 12'5"

**Bedroom**  
11'8" x 8'0"

**Bathroom**  
7'6" x 6'0"

**Bedroom**  
7'9" x 7'6"

**Garden**  
98'5"



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