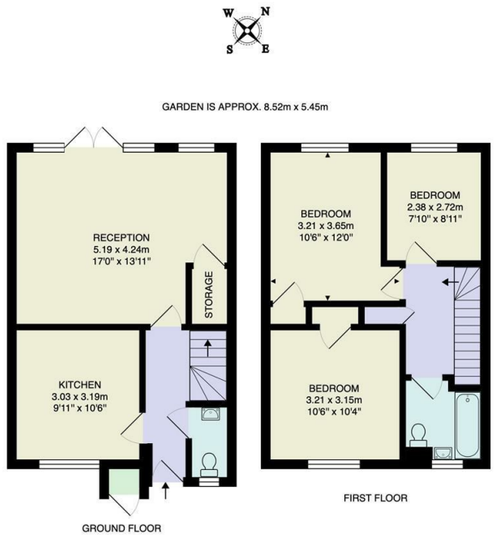


Total Area: 80.4 m² ... 865 ft²

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.

Reception
17'0" x 13'10"

Storage

Kitchen
9'11" x 10'5"

WC

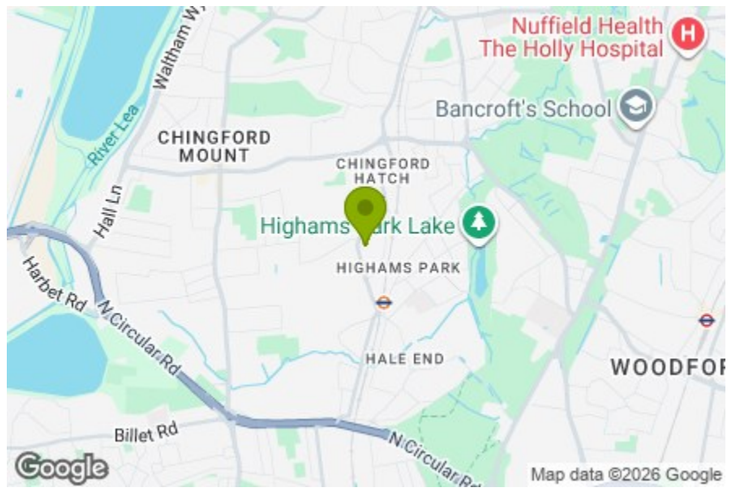
Bedroom
10'6" x 10'4"

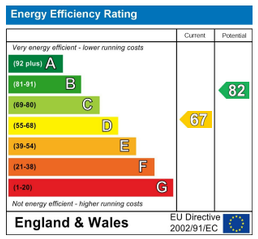
Bedroom
10'6" x 11'11"

Bedroom
7'9" x 8'11"

Bathroom

Garden
27'11" x 17'10"





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VILLAGE CLOSE, HIGHAMS PARK

Offers In Excess Of £585,000 Freehold

3 Bed House

Features:

- Three Bedroom House
- Mid Terrace
- Moments from Highams Park Station
- Approx. 865 Square Foot
- Downstairs WC
- Potential To Extend (STPP)
- Short Walk to Epping Forest
- Circa 28 Foot Rear Garden

A well-proportioned three-bedroom mid terrace home in a quiet Highams Park cul de sac, just moments from the station and a short walk from Epping Forest. With around 865 square feet of internal space, a downstairs WC and a rear garden of almost twenty-eight feet, it's a home that feels practical, calm and well placed for both everyday routines and getting out into the open air.

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IF YOU LIVED HERE...

Inside, the layout is simple and well considered, with the living spaces on the ground floor and all three bedrooms upstairs. To the front, the kitchen is neatly arranged with pale cabinetry, integrated appliances and a clean, unfussy finish. Just beyond, the reception room stretches across the width of the house, giving you a generous main living space with plenty of room to settle into. Soft neutral tones keep things calm, while the fireplace creates a natural focal point.

Glazed doors at the back bring in a lovely amount of daylight and open straight onto the garden, so the reception room has an easy connection with the outside. The garden itself is mainly laid to lawn with established borders, making it a pleasant spot for a morning coffee, a bit of pottering, or relaxed meals in warmer weather. There's also the added convenience of a ground floor WC and useful storage, which makes the layout especially easy for day-to-day life.

Upstairs, you have three bedrooms and the family bathroom. The principal bedroom is a comfortable double, the second is another good-sized room, and the third would work well as a guest room or study, depending on how you live. Throughout, the house feels carefully kept and easy to make your own, with a straightforward layout that suits modern family life particularly well.

WHAT ELSE?

Highams Park Station is very close by, with London Overground services and direct connections to Liverpool Street.

Highams Park and its lake are nearby, with open green space that links into Epping Forest and gives the area its lovely sense of greenery.

The Stag & Lantern, around two minutes from the station, is a friendly local micropub with a strong community feel.

A WORD FROM THE OWNER...

"The property benefits from a) fast speedy rail links to London b) School's in catchment area highly rates by OFSTED c) ready access to Epping Forest and open spaces d) conveniently situation for shops and services e) located in a quiet cul de sac with road recently resurfaced f) active neighbourhood scheme g) EV charging point outside property"

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