



## RICHMOND CRESCENT, HIGHAMS PARK Offers In Excess Of £900,000 Freehold 5 Bed House



### Features:

- Five Bedroom House
- End of Terrace 1930's
- Moments from Highams Park Station
- Approx. 1653 Square Foot
- Private Garage and Driveway (front and back)
- Potential To Extend (STPP)
- Private Solar Panels on the Roof
- Short Walk to Epping Forest
- Circa 56 Foot Rear Garden and Rear Access
- Downstairs WC

An impressive five-bedroom, end-of-terrace 1930s home, located in a peaceful yet well-connected area of the highly sought-after Highams Park, just moments from the tranquility of Epping Forest.

Offering 1,653 square feet of living space, with potential to extend further (subject to the usual planning permissions), the home includes two reception rooms, a ground-floor WC, a first-floor bathroom, and an additional bathroom in the converted loft, while outside presents a 56-foot garden, a private garage, front and rear driveways, and convenient rear access.

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#### IF YOU LIVED HERE...

Beyond the private driveway, you'll discover a wonderfully proportioned home where every inch has been thoughtfully considered, a hallmark of classic 1930s design.

The grand scale of the open-plan living area is immediately impressive, yet both reception rooms (yes, two!) can also serve as cosy retreats. Each space is individually styled, featuring immaculate decor and beautiful parquet flooring.

The kitchen is flooded with natural light thanks to generous glazing, perfectly showcasing the clever layout. A convenient WC is located on this level as well. Both the rear reception and the kitchen open onto the south-east-facing garden, which includes rear access, a garage, and a lush lawn, ideal for relaxing or entertaining.

Upstairs, you'll find four bedrooms, each with spotless decor, complemented by a family-sized bathroom. In the loft, the master bedroom boasts a pristine ensuite and ample eaves storage, creating a private sanctuary.

The home is just a short stroll from Highams Park station, where you can nip to Liverpool Street on the Weaver Overground in around 25 minutes, and the area is also well served by buses. As well as having a thriving food and drink scene (be sure to check out Vino Tap, The Stag & Lantern Micropub, Biba & Wren, and Yaz), the area is home to a vast amount of green space, including 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?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in stunning surroundings, it's just a few minutes on foot too
- Parents will be pleased to know you have an abundance of great schools in the area, one of the reasons that Highams Park is so popular with families.
- Drivers, already delighted about the driveway and garage, can be on the North Circular in just a few minutes



#### A WORD FROM THE EXPERT..

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat.

If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4".

JON VIDAL  
E4 BRANCH MANAGER

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**Reception Room**  
21'1" x 11'2"

**Reception Room**  
12'7" x 15'9"

**Kitchen**  
19'9" x 11'0"

**Downstairs WC**

**Bedroom**  
11'10" x 11'2"

**Bedroom**  
9'0" x 8'6"

**Bathroom**  
4'5" x 8'2"



**Bedroom**  
8'1" x 10'7"

**Bedroom**  
12'7" x 10'5"

**Bedroom**  
12'5" x 15'10"

**Ensuite**

**Eaves Storage**

**Garden**  
33'1" x 56'1"



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