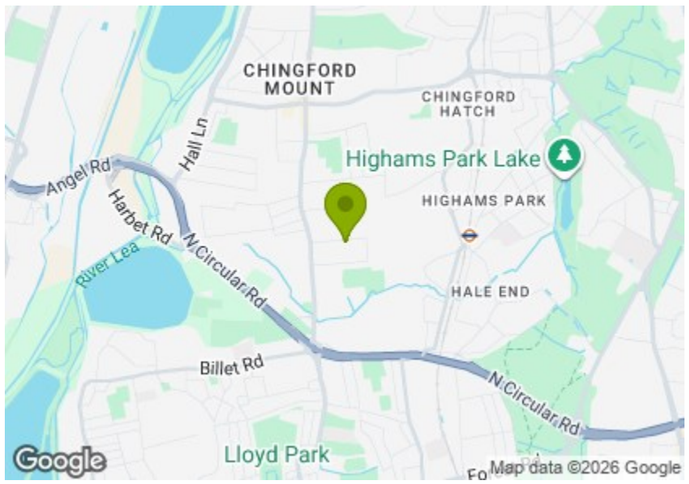
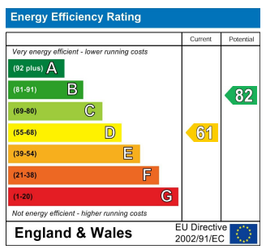
Total Area: 136.1 m² ... 1465 ft²

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.





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HIGHAM STATION AVENUE, HIGHAMS PARK

Offers In Excess Of £750,000 Freehold

3 Bed House - End Terrace

Features:

- Three Bedroom House
- End of Terrace 1930's
- Easy Access to Highams Park and Walthamstow
- Approx. 1465 Square Foot
- Chain Free
- Private Driveway
- Downstairs Bathroom and Utility Room
- Short Walk to Ainslie Wood
- Circa 73 Foot South Facing Garden
- Potential To Extend (STPP)

This bright end-of-terrace has the kind of proportions that are hard to come by, with just over 1,465 sq ft of well-considered living space. Inside, you'll find three bedrooms, two generous reception rooms, two bathrooms, a utility room and even a conservatory. Outside, the large south-facing garden offers plenty of space to relax or entertain in. There's also clear potential to extend further, STPP. Local shops and cafés are close at hand, and Epping Forest is just a short walk away when you want open space on your doorstep. Highams Park overground station, just over half a mile away, has regular and direct 23-minute overground trains to the City, with quick connections to the Victoria line at Walthamstow and offered chain-free, this is a simple hassle-free move.

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IF YOU LIVED HERE

Just moments from the open green spaces of Ainslie Wood - a protected stretch of woodland, this 1930's home strikes a rare balance between calm surroundings and everyday practicality. The house is approached via a neat private driveway, making day-to-day life simple, whether that's unloading shopping or wrangling children and dogs.

Step inside and the potential is immediately apparent. While the home could benefit from some cosmetic updating, the underlying quality is undeniable. Two reception rooms branch off the generous hallway. The front room is full of character, with a large bay window, original coving, and a striking ceiling rose, reflecting the property's 20th-century roots. The second reception room is bright and sociable, flowing seamlessly into the kitchen/diner. Sliding doors open directly onto the garden, letting in abundant light and creating a natural indoor-outdoor connection. Outside, a decked area offers a ready-made spot for entertaining, while the lawn stretches an impressive 72 feet, soaking up sun throughout the day.

Back inside you'll find a conservatory overlooking the garden and downstairs bathroom complete with shower and a handy utility room that can be accessed from the driveway as well as internally - perfect for muddy bikes and boots.

Upstairs, the first floor features two generous double bedrooms, each with its own character and built-in storage. A third single bedroom offers versatility - perfect as a guest room, nursery, or home office. The family bathroom completes the practical layout, with clear potential to adapt the space as your needs change or your family grows.

WHAT ELSE?

Parents will be reassured to find several well-regarded schools within easy reach; Ainslie Wood Primary School is right on the doorstep, while Lime Academy Larkswood, Parkside Primary School and Chase Lane Primary School are all approximately half a mile from the property. For secondary education, South Chingford Foundation School is within easy walking distance (around 0.5 miles), with Highams Park School, AIM Academy North London and Trinity Catholic High School all accessible locally.
Highams Park Overground station is the nearest station offering direct services into London Liverpool Street in around 23 minutes. Chingford station is also within reach for additional rail options. Regular bus routes run nearby along Ainslie Wood Road and Chingford Mount Road, providing straightforward connections across Chingford, Walthamstow and surrounding areas.
If you forget to pick something up for dinner, you're located just short stroll away from Chingford Mount Road, which hosts a large variety of shops, eateries and amenities.

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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Porch

Reception
15'3" x 14'3"

Reception
20'7" x 21'6"

Kitchen
7'11" x 8'3"

Utility
6'7" x 14'4"

Bathroom
6'5" x 7'8"

Conservatory
8'3" x 8'7"

Bedroom
13'5" x 14'3"

Bedroom
13'7" x 11'4"

Bathroom
8'3" x 6'7"

Bedroom
8'1" x 7'2"

Garden
72'6" x 29'10"

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