

Reception Room  
17'5" x 13'2"

Reception Room  
14'2" x 11'6"

WC

Kitchen  
23'11" x 8'4"

Conservatory  
10'11" x 10'11"

Bedroom  
17'2" x 12'0"

Bedroom  
10'10" x 7'9"

Bedroom  
11'10" x 8'11"

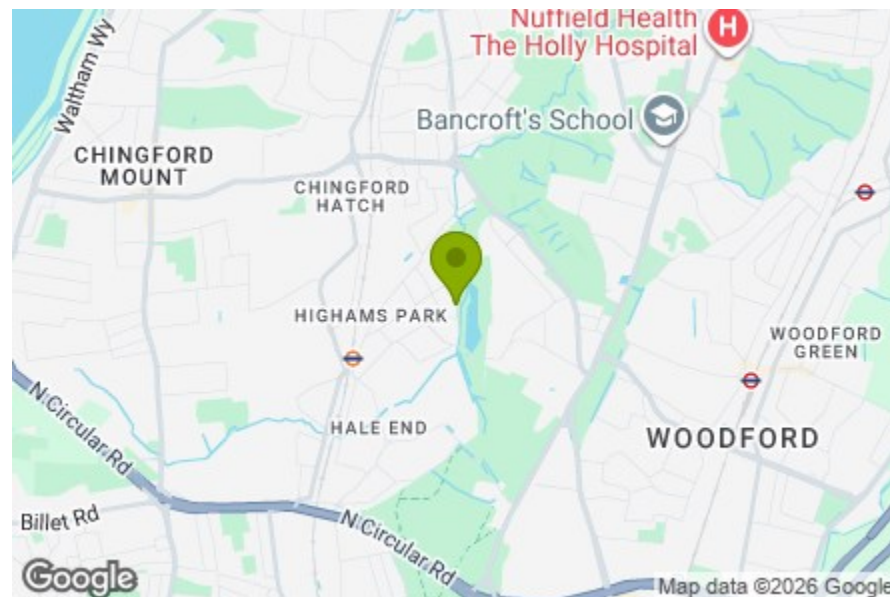
Bedroom  
9'3" x 7'11"

Bathroom  
8'6" x 5'0"

Garage  
13'10" x 7'7"

Garage  
13'10" x 8'3"

Garden  
75'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FOREST GLADE, HIGHAMS PARK

### Offers In Excess Of £975,000 Freehold 4 Bed House - Semi-Detached



#### Features:

- Four Bedroom House
- Semi Detached 1930's
- Moments from Epping Forest
- Approx. 1484 Square Foot
- Downstairs WC
- Chain Free
- Potential to Extend (STPP)
- Circa 75 Foot Rear Garden and Side Access
- Short Walk to Highams Park Station
- Two Private Garages, Ample Street Parking and Rear Access

Set just moments from Epping Forest, this bright and spacious four-bedroom 1930s semi-detached home is full of charm and character. Offering over 1400 square feet of living space, it features two reception rooms, a conservatory, a ground floor WC and a first floor bathroom, along with two garages and ample street parking, side access and a 75 foot garden. With scope to extend (subject to the usual permissions), it's got everything a growing family could need.

With so much greenery on your doorstep and Highams Park station just a short stroll away, you'll enjoy the ideal balance of nature and excellent connections. The home is also offered chain-free.

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**IF YOU LIVED HERE...**

Beyond that timeless 1930s frontage and charming porch, this beautifully proportioned home showcases a layout that makes the most of every inch.

In the front reception you'll find large bay windows, as well as a striking ceiling rose, while the rear reception carries the same period charm and opens seamlessly onto a sun-filled conservatory. On warmer days, the beautifully landscaped west-facing garden provides multiple spots to enjoy the sunshine, a major plus.

The kitchen is bright and cheerful, with sleek units and aqua tiling, and of course you've got a convenient WC.

Head upstairs for four thoughtfully finished bedrooms, including three with bespoke carpentry. The family bathroom continues the balance of style and practicality.

Drivers will be delighted with the private garages (plural!), but this is a fantastic area to explore on foot, too... You're only a few minutes from the lush greenery

of Highams Park, where you'll find a tranquil lake, flower meadow and playground.

Head in the other direction and you'll find a thriving food and drink scene around the quaint centre of Highams Park. Be sure to check out Vino Tap, The Stag & Lantern Micropub and Yaz, but there are many other hidden gems.

You'll be pleased to discover that you have a Tesco Superstore a short stroll away, so you'll never be stuck for essentials. The train station is also conveniently located, giving you access to the Weaver Overground, where you can reach Liverpool Street in around 25 minutes (or change two stops down the line at Walthamstow for the Victoria line).

**WHAT ELSE?**

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area - one of the reasons why E4 is so popular with young families.
- Drivers can be on the M25 or North Circular in around 10 minutes.
- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in stunning surroundings, it's just 14 minutes on foot too



**A WORD FROM THE OWNER....**

"This has been our beloved family home and my children and I have all loved having both the forest on our doorstep (quite literally) and yet also being so close to the train station which gets us to Liverpool Street and the City, Brick Lane, the Barbican etc, in 22 minutes.

I've also really appreciated the proximity to good schools which meant I didn't ever have to do school runs.

I particularly have loved waking up to birdsong every morning and being able to walk my dogs off lead in the forest and around the lake. It's a very friendly area and I've met so many lovely people over the years who've stopped to say hello to me and my dogs, and become friends.

Now that my children have left home, and I'm moving in with my partner, it's time for our home to once again belong to a family who will enjoy this very lovely location."

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