

Hallway
15'1" x 11'10"

Reception Room
21'5" x 13'5"

Reception Room
12'8" x 12'2"

Reception Room
12'9" x 8'9"

Utility Room
10'4" x 5'8"

Shower Room
10'4" x 8'2"

Kitchen/ Diner
20'4" x 17'8"

Garden
45'11"

Bedroom
13'5" x 12'1"

Bedroom
20'8" x 12'1"

Bedroom
12'0" x 12'0"

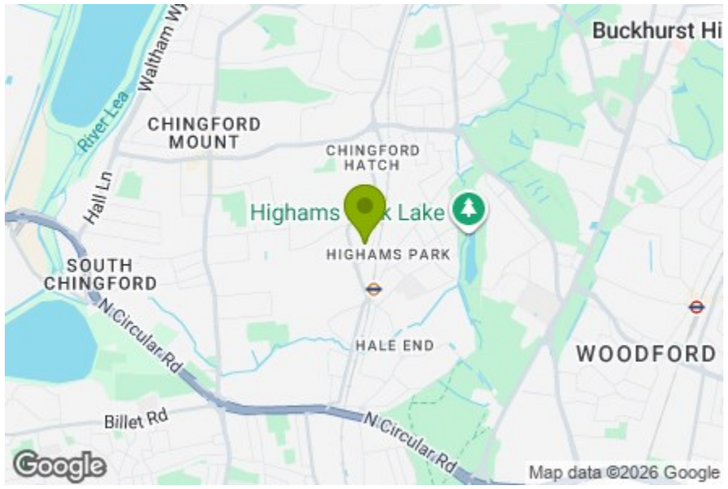
Bedroom
8'2" x 8'0"

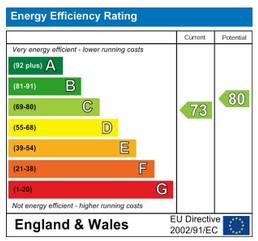
Bedroom
12'11" x 10'0"

Bathroom
14'9" x 9'0"

Loft Storage
12'5" x 11'1"

Loft Room
13'3" x 11'1"





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WARBOYS CRESCENT, HIGHAMS PARK

Offers In Excess Of £975,000 Freehold

5 Bed House - End Terrace

Features:

- Five Bedroom House
- 1930's End of Terrace
- Moments from Highams Park Station
- Approx. 2252 Square Foot
- Driveway, Detached Garage and Rear Access
- Downstairs Shower Room and Utility Room
- Short Walk to Larks Wood
- Potential to Extend (STPP)
- Circa 46 Foot Rear Garden
- Large Garden Studio

A substantial five bedroom 1930s end-of-terrace home in Highams Park, with over 2,250 sq ft of space, a driveway, detached garage and a brilliant rear garden complete with a large garden studio. Highams Park Station and the neighbourhood around The Avenue are close by, while Larks Wood, Highams Park Lake and Epping Forest put some of E4's best green spaces within easy reach.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

There's a fantastic amount of living space to enjoy here. The large bay-fronted reception sets the tone at the front, with wood flooring, a fireplace and plenty of room to settle in. Beyond, two further reception rooms connect to create a wonderfully sociable stretch of living space, with fitted shelving, another characterful fireplace and doors onto the garden. Across the hallway, the kitchen and dining room has a bright, contemporary feel, pairing pale cabinetry with contrasting dark units, an island and space to gather around the table beside the garden doors. A separate utility room and downstairs shower room are welcome practical additions.

Upstairs, five bedrooms are arranged across the first floor alongside the family bathroom, which has both a bath and separate shower. Each bedroom has its own character, with plenty of natural light and a warm, well cared for feel throughout. Head up again and there's a further loft room alongside loft storage, bringing even more flexibility to an already generous home. There's potential to extend further too, subject to the usual planning permissions.

The garden is another real highlight. Extending to around 46 feet, there's a lovely balance of lawn, mature planting and paved space for long lunches and evenings outside. At the far end, the large detached garden studio is currently set up as a gym and garden room, giving you a completely separate space away from the main house. A detached garage and rear access add further practicality, while the driveway provides off-street parking at the front.

WHAT ELSE?

- Highams Park has plenty going on around The Avenue, with independent favourites including The Stag & Lantern and Vino Tap, alongside local shops, restaurants and useful everyday amenities.

- Larks Wood is close by, while Highams Park Lake and Epping Forest give you even more greenery to explore. Stop at Humphry's Café by the lake and you've got a particularly lovely way to spend a slow weekend morning.

- Highams Park Station provides Overground services towards Liverpool Street, while a change at Walthamstow Central puts the Victoria line within easy reach too.



A WORD FROM THE OWNER.....

"Living here whilst our children were growing up has been fantastic. We live on a lovely street with fabulous neighbours and have the greenery of Epping Forest and Highams Park on our doorstep. Everything we need has been within walking distance and Highams Park has a thriving community which we have loved being part of. This is such a great place to raise a family and we shall miss our beautiful kitchen and garden especially."

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