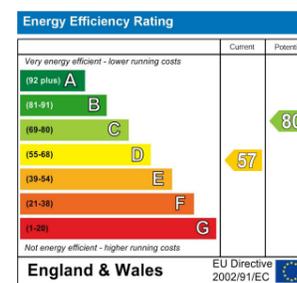
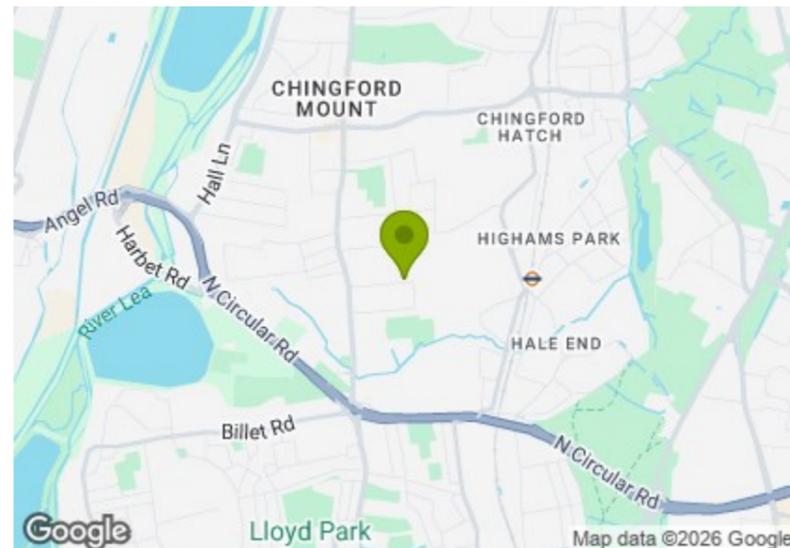




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



HIGHAM STATION AVENUE, HIGHAMS PARK Offers In Excess Of £1,100,000 Freehold 4 Bed House - Detached



Features:

- Four Bedroom House
- Detached Victorian House
- Easy Access to Highams Park and Walthamstow Stations
- Approx. 1811 Square Foot
- Private Driveway
- Potential To Extend (STPP)
- Side Access
- Short Walk to Ainslie Wood
- Circa 60 Foot Rear Garden
- Downstairs Utility Room and WC

Perfectly positioned between Highams Park, Chingford and Walthamstow, this spacious four-bedroom, two-bathroom detached home combines generous proportions with charming character. Features include multiple living areas, a ground floor WC, loft room, utility, driveway, side access and a 60 foot garden, along with lovely period details throughout. There's also exciting scope to extend (subject to the usual permissions).

Ainslie Wood is just a short stroll away, and Highams Park Station offers direct trains to Liverpool Street in around 23 minutes. With excellent local amenities nearby, everything you need is within easy reach, although with this much space at home, you may be tempted to stay put.

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IF YOU LIVED HERE...

Beyond the private driveway and striking frontage lies a wonderfully proportioned home, thoughtfully designed to maximise its 1811 square feet of living space, while still offering exciting potential for further extension.

Step inside to a spacious and welcoming hallway, leading to a beautifully finished front reception room. Bathed in natural light from the bay window, complete with shutters, this room blends charm and comfort. Period features, including a decorative fireplace and ceiling rose, add character, while the soft decor and flooring create a contemporary feel.

To the rear, the heart of the home awaits; a stunning dual-aspect open-plan kitchen, dining and living space. The living area is particularly impressive, with plenty of space for lounging and dining, as well as more beautiful character and thoughtful detail such as the bespoke carpentry. The kitchen has been designed with both practicality and style in mind, featuring timber worktops, high-spec appliances including a double oven, ample units and a breakfast bar. A charming archway subtly zones the space, while still letting light flow throughout. A convenient downstairs WC and separate utility room offer more convenience.

From the rear, doors open onto the beautifully landscaped rear garden, designed with several seating areas to make the most of the sun throughout the day. The covered decked patio is a particular highlight, ideal for relaxing or entertaining in all seasons.

Upstairs, the first floor offers four immaculate bedrooms, one benefitting from its own ensuite. A stylish family bathroom serves the remaining rooms, complete with a striking clawfoot bathtub.

The loft has been thoughtfully converted to provide an additional room, ideal as a home office.

The home is just under 15 mins on foot to Highams Park station for the Weaver Overground line, or hop on a bus and whizz to Walthamstow Central in a similar amount of time for the ultra-convenient Victoria line. The latter is also your route for enjoying the best of E17's Hoe Street, where Soho Theatre is now open after much fanfare, but you'll find plenty of food and drink-based perks closer to home, including Vino Tap, The Stag & Lantern Micropub, Biba & Wren and Yaz, while up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem.

The neighbourhood is home to a huge amount of greenery; Memorial Park and Ainslie Wood are a short hop away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Parents will be pleased to know you have a wide choice of popular schools in the area.
- Head west towards Chingford, where you'll find some great outdoor pursuits around.



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
16'0" x 13'3"

Reception
13'2" x 15'8"

WC

Kitchen/ Dining Room
12'4" x 22'3"

Utility
20'5" x 5'1"

Bedroom
10'2" x 13'11"

Bedroom
6'2" x 15'6"

Bedroom
6'8" x 15'9"

Bedroom
15'10" x 13'3"

Ensuite
4'3" x 7'8"

Bathroom
12'8" x 7'11"

Loft
12'0" x 22'11"

Loft
18'4" x 6'7"

Garden
59'7" x 35'9"



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