



Total Area: 113.7 m² ... 1223 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.

Kitchen / Diner
13'9" x 10'7"

Reception
10'6" x 18'8"

Bedroom
13'10" x 12'11"

Bathroom
5'6" x 7'2"

Bedroom
13'9" x 9'2"

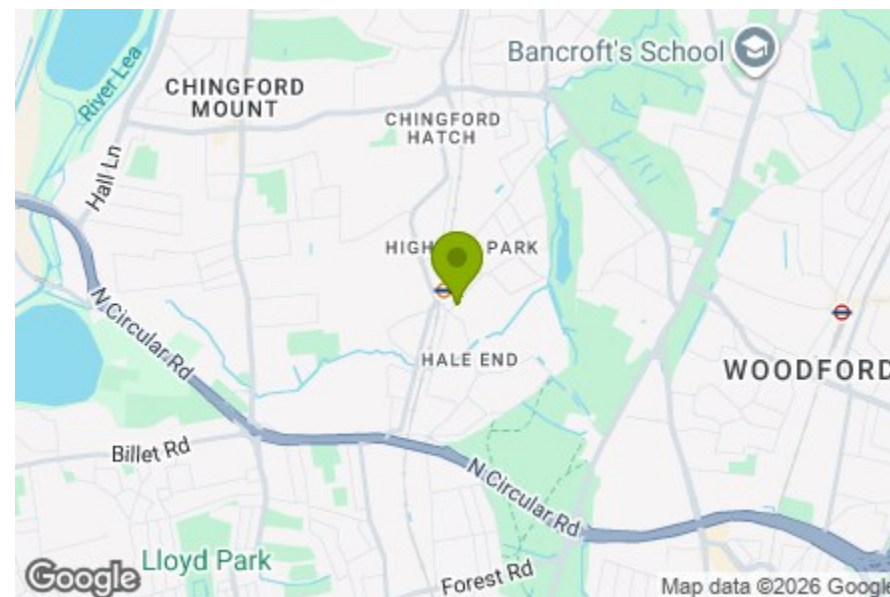
Bedroom
13'9" x 10'10"

Ensuite
6'7" x 5'5"

Bedroom
6'7" x 9'8"

Bedroom
6'11" x 9'2"

Garden
approx. 40'6" x 15'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HANDSWORTH AVENUE, HIGHAMS PARK

Guide Price £665,000 Freehold
5 Bed House - End Terrace



Features:

- Five Bedroom Townhouse
- Moments from Highams Park Station
- Two Bathrooms
- Private Driveway
- Circa 40 Foot Rear Garden
- Short Walk to Epping Forest
- Approx. 1223 Square Foot
- New uPVC Double Glazing Throughout

GUIDE PRICE £665,000 to £700,000

Unfolding over three floors, this immense five-bedroom, two-bathroom townhouse offers a wealth of features, from the south-facing rear garden and private driveway to the bright reception and large kitchen-diner.

As well as having Highams Park station right on its doorstep, the 1223 square foot property also benefits from being in the heart of the neighbourhood, with a choice of fantastic eateries and shops nearby. Epping Forest is also a short walk away, so you can flit between urban buzz and sprawling nature with amazing ease.

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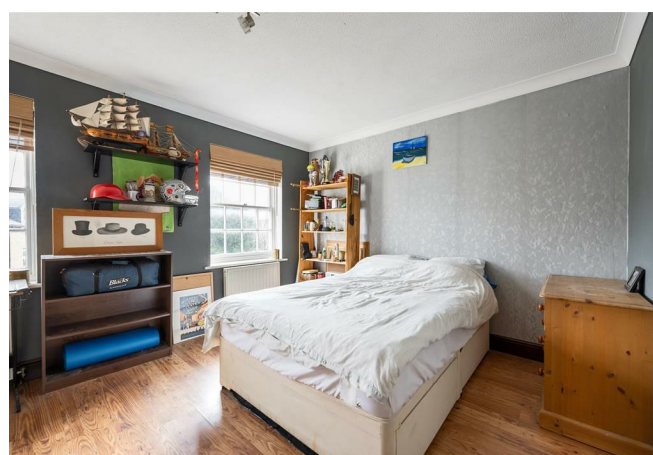
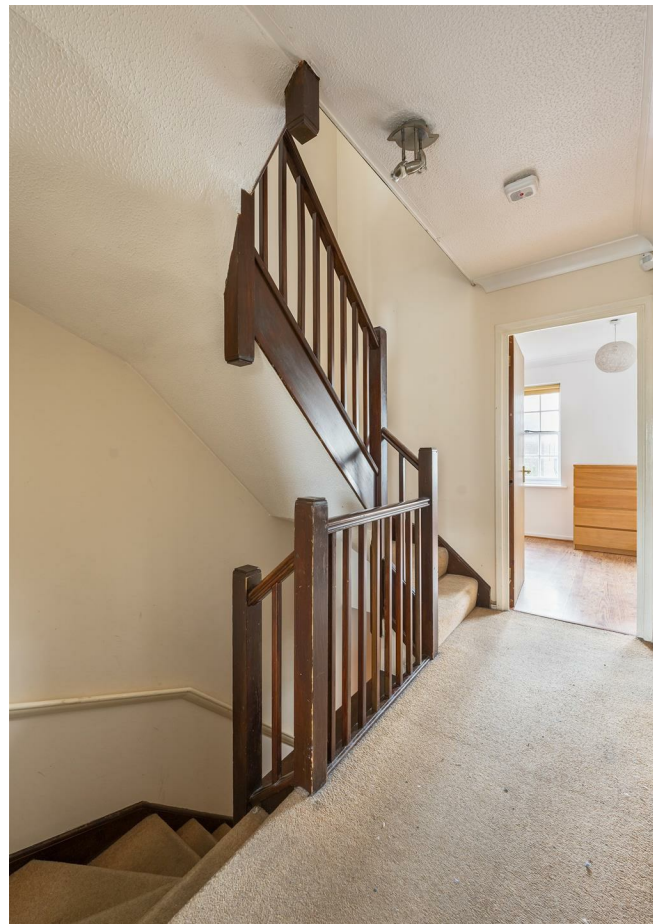
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IF YOU LIVED HERE...

Beyond that convenient driveway, your reception area with is flooded with light thanks to the generous windows. The cheery yet timeless contrast colour palette has been beautifully considered, as have the rest of the fittings. While the reception room might be your retreat, the kitchen will undoubtedly be the heart of your home, with plenty of space for dining, as well as storage. The patio doors open onto the impressive 40 foot garden, which is south-facing so the perfect sun trap come BBQ season.

Back inside, head upstairs and you'll find a smart family-sized bathroom. The two bedrooms on this floor are just as immaculate as the rooms below. Finally, on the second floor you'll find a further three bedrooms, including one with an elegant ensuite fittings with vintage-style fittings.

The home is just a short stroll from Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. As well as having a thriving food and drink scene, the

area is home to a vast amount of green space, including the sprawling Epping Forest and Highams Park itself, which houses a tranquil lake, flower meadow, fun-packed playground and popular cafe. 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?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.

- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why it's such a popular area for families.

- You've got some fantastic food and drink-based perks nearby, including Vino Tap, The Stag & Lantern Micropub and the Time Out approved Good Friend Chinese Restaurant.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. 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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