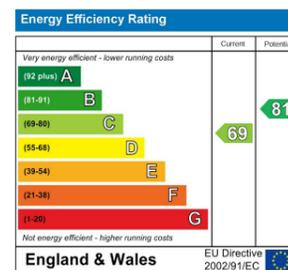
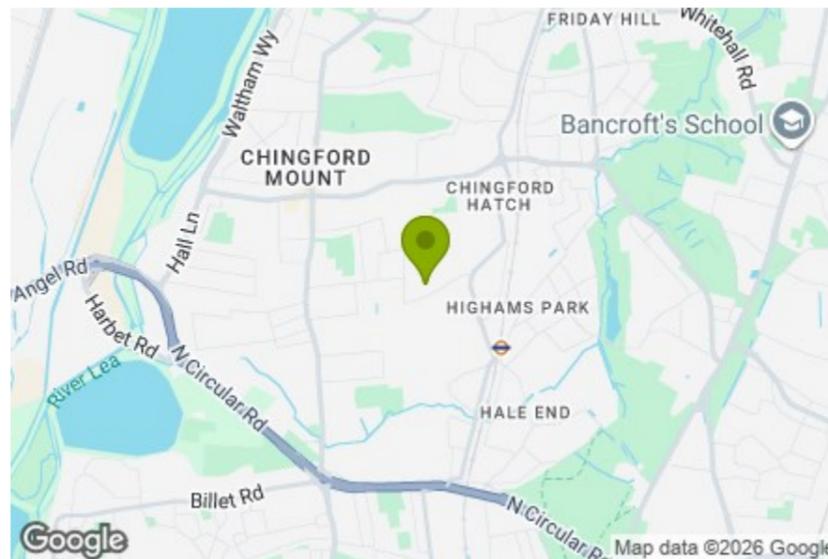




- Reception Room  
11'10" x 15'0"
- Kitchen / Dining / Reception Room  
18'0" x 19'8"
- WC
- Bathroom  
7'11" x 6'10"
- Bedroom  
9'10" x 16'6"
- Bedroom  
9'10" x 8'7"
- Bedroom  
7'11" x 8'7"
- Garden  
28'2" x 52'5"
- Outbuilding  
11'6" x 8'11"



## INKS GREEN, HIGHAMS PARK

Offers In Excess Of £750,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Three Bedroom House
- 1940's Semi Detached
- Private Driveway
- Approx. 1100 Square Foot
- Short Walk to Highams Park Station
- Potential To Extend (STPP)
- Side Access
- Moments from The Larks Wood
- Downstairs WC
- Quiet Residential Location

Set along a quiet residential street, this 1940s semi-detached home offers a generous and well-planned layout across approximately 1,100 square feet. With three bedrooms, a downstairs WC, side access, and a private driveway, it's a home designed for comfort and practicality. There's also potential to extend (STPP), making it a smart choice for those looking to grow into their space. Positioned close to the open greenery of Larks Wood and within easy reach of Highams Park Station, the location brings together calm surroundings and excellent connectivity.

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**IF YOU LIVED HERE...**

Step inside to a bright and welcoming hallway, where soft neutral tones and herringbone flooring set a calm, inviting tone from the outset. Natural light filters in through a side window, while a cupboard tucked neatly beneath the staircase offers practical storage. Just off the hallway, a ground floor WC provides convenient access, ideal for everyday family life or visiting guests.

To the front, the reception room centres around a broad bay window that draws in plenty of natural light. A fireplace adds a subtle focal point, and alcove shelving offers display space. The overall feel is pared-back and peaceful.

At the back of the property, a spacious open-plan kitchen, dining and living area spans the full width of the home. A central island sits beneath a generous skylight, with dark wood cabinetry defining the kitchen zone. Full-height shelving brings character and function, while a wood-burning stove lends warmth. Bifold doors open directly onto the terrace, creating an effortless flow between indoors and out.

The south-facing garden is impressively large, with a wide paved terrace leading onto a deep lawn framed by mature planting. A gate to the side provides easy access, and the outbuilding at the far end presents potential as a studio, gym or workshop.

Upstairs, the light-filled landing connects to three bedrooms and a bathroom. The

largest bedroom features a bay window, dressing area and built-in storage. Two further bedrooms—one overlooking the garden—are neatly presented, and the spacious bathroom with a bath and overhead rainshower is finished in warm tiling.

The surrounding area blends green space with everyday convenience. A short walk brings you to Larks Wood, a peaceful stretch of woodland ideal for weekend strolls and dog walks. Chase Lane Park and the expansive Highams Park also provide generous open spaces for fresh air, sport and relaxation, including playgrounds and sports facilities. For casual dining and a local pint, The Stag & Lantern and The Larkwood Harvester offer welcoming, family-friendly settings. The area is also known for its excellent schools, including the popular Ainslie Wood Primary, located just moments from the property. Independent shops, cafés and everyday essentials are close by, rounding off a well-connected and appealing neighbourhood.

**WHAT ELSE?**

Highams Park Station is just over ten minutes away, offering direct connections into central London via the Overground. The area is also well served by local bus routes, making it easy to reach neighbouring areas such as Walthamstow, Woodford and South Woodford, all known for their lively high streets, cafés and green spaces. Whether commuting or exploring, transport links here are convenient and well-connected.



**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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