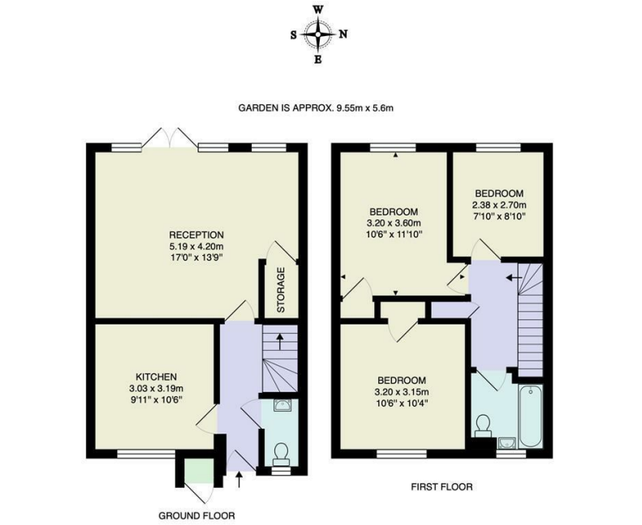


Total Area: 80.4 m² ... 865 ft²

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.

Front Garden
36'10" x 19'0"

Kitchen
9'11" x 10'5"

WC

Reception
17'0" x 13'9"

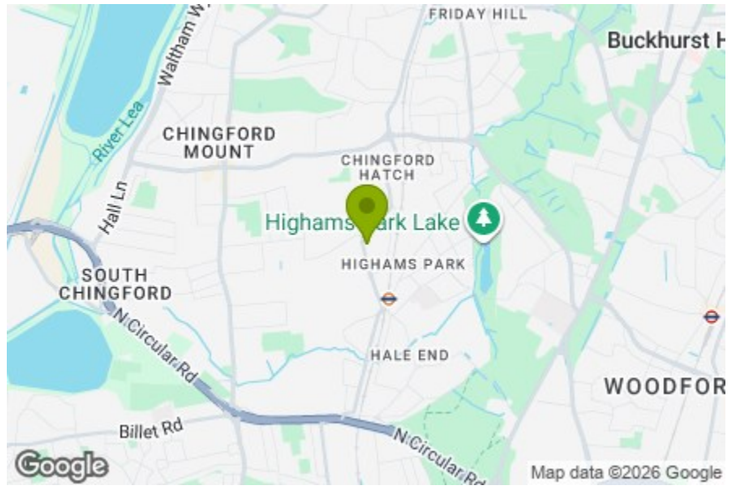
Bedroom
10'5" x 10'4"

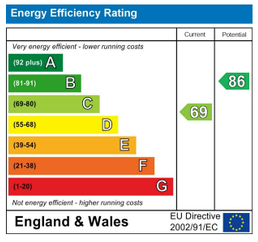
Bedroom
10'5" x 11'9"

Bedroom
7'9" x 8'10"

Bathroom

Back Garden
31'3" x 18'4"





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VILLAGE CLOSE, HIGHAMS PARK

Offers In Excess Of £560,000 Freehold

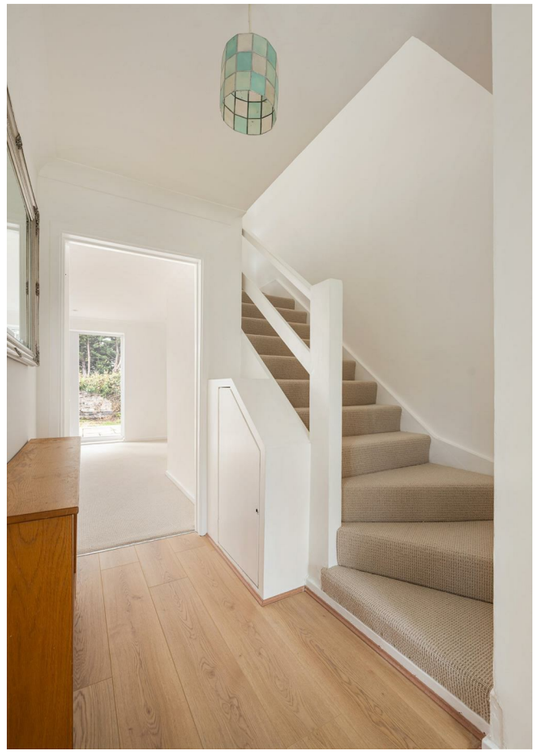
3 Bed House

Features:

- Three Bedroom Home
- Private South-West Facing Garden
- Potential to Extend (STPP)
- Large Front Garden
- Quiet Cul-De-Sac
- Moments From Highams Park Station
- Short Walk to Highams Park Lake and Epping Forest
- Chain Free

Tucked away in a quiet Highams Park cul-de-sac, this three-bedroom home comes with a wonderfully generous front garden and a private south-west facing garden at the rear. You've got the best of the neighbourhood close by too, from Highams Park's independent favourites to the lake and sprawling greenery of Epping Forest.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE.....

There's a great sense of space as soon as you arrive, with the ground floor opening from the hallway to a separate kitchen at the front and a particularly generous reception beyond. The kitchen feels bright and cheerful, with gloss cabinetry, warm-toned worktops and plenty of room for everyday cooking. A ground-floor WC adds a useful practical touch.

The reception is where the house really comes into its own. Stretching across the rear, there's ample room to create relaxed living and dining areas, while a wide sweep of glazing fills the space with daylight. Double doors draw you straight outside to the south-west facing garden, where a paved terrace gives way to lawn and established greenery. It's an inviting spot for long summer lunches, evenings outside and everything in between. There's potential to extend the house too, subject to planning permission.

Upstairs, three bedrooms sit alongside the family bathroom. Two are especially well proportioned, while the third offers flexibility as a child's bedroom, guest room or home office. The bathroom has a simple neutral finish, with a bath and shower above. It all adds up to a home with an easy, practical layout, plenty of outdoor space and exciting scope to make your mark.

WHAT ELSE?

- Highams Park has plenty to tempt you out locally, whether that's craft beer at Stag & Lantern, a glass of wine at Vino Tap or a wander around Highams Park Farmers' Market. Alongside a great mix of independent shops and places to eat, it all adds to the neighbourhood's much-loved village feel.

- Highams Park Lake is close by, with Humphry's Café making a lovely stopping point before or after a wander. From here, you can continue into Epping Forest, with its woodland paths and open green spaces giving you plenty of reasons to head outside.

- 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 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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