

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

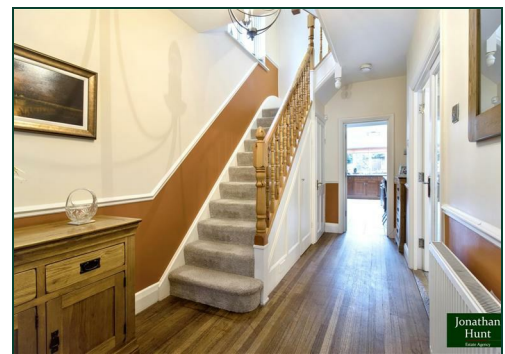
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76 Forest Glade, London, E4 9RJ

Asking Price £1,150,000

Rarely available and set within a well-established, leafy neighbourhood highly regarded locally, this substantial five-bedroom Edwardian home offers exceptional family living just a stone's throw from the Forest, the park, and the lake. Arranged over three generous floors on one of Highams Park's most desirable roads, the property enjoys beautiful open views across Highams Park and Lake and combines period character with superb flexibility for modern family life. The ground floor features two bright, interconnecting reception rooms and a large kitchen/breakfast room, with glazed doors linking back to the main reception to create an effortless flow for entertaining and larger gatherings. Across the upper floors are five well-proportioned bedrooms, including two impressive bay-fronted doubles, served by a family bathroom on the first floor and a separate shower room on the top floor. The sunny rear garden offers a mix of lawn, patio, and mature borders, along with an additional parcel of land planted with fruit trees and a vegetable patch. A single garage—accessed via a private rear passage and secured by electric gates—provides valuable parking and storage. Perfectly positioned for Highams Park's vibrant shops, cafés, and Overground Station (Zone 4) with direct links to Liverpool Street, and surrounded by excellent schools and green open spaces, this is an ideal long-term family home in a truly prime setting.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LOUNGE 14'10" x 12'7" (4.54 x 3.86)

DINING ROOM 13'5" x 11'8" (4.1 x 3.58)

KITCHEN 19'3" x 8'0" (5.89 x 2.44)

BREAKFAST ROOM 9'10" x 8'0" (3.02 x 2.45)

WC

PRINCIPAL BEDROOM 16'10" x 12'4" (5.14 x 3.78)

BEDROOM TWO 15'10" x 12'2" (4.83 x 3.72)

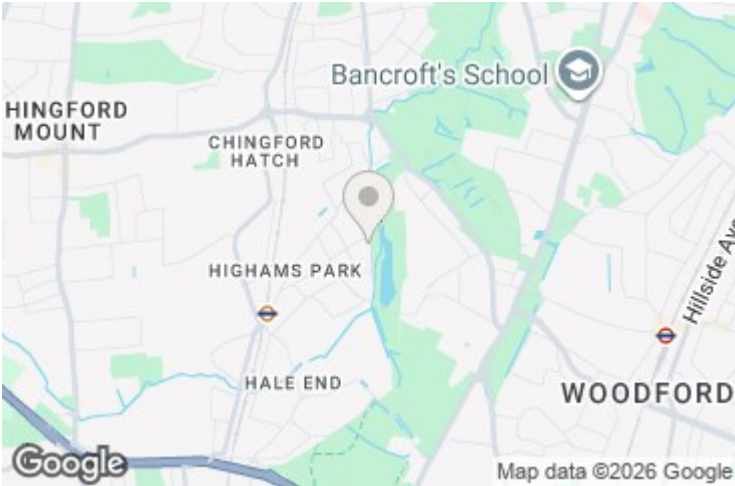
BEDROOM FIVE 10'0" x 7'5" (3.06 x 2.28)

FAMILY BATH AND SHOWER ROOM 8'0" x 7'6" (2.45 x 2.31)

BEDROOM THREE 14'8" x 8'9" (4.49 x 2.67)

BEDROOM FOUR 9'8" x 9'6" (2.96 x 2.92)

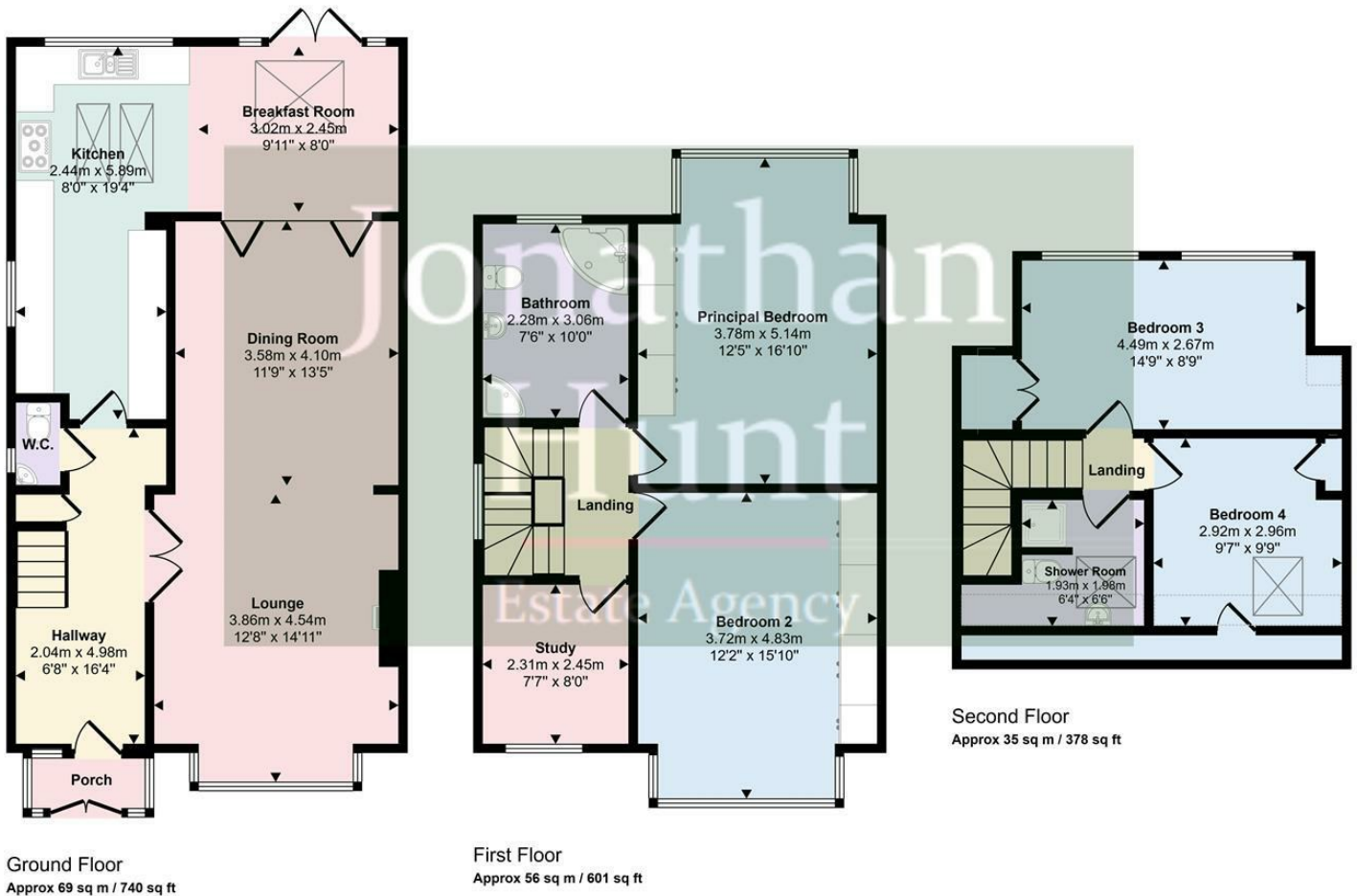
SHOWER ROOM



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
160 sq m / 1719 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.