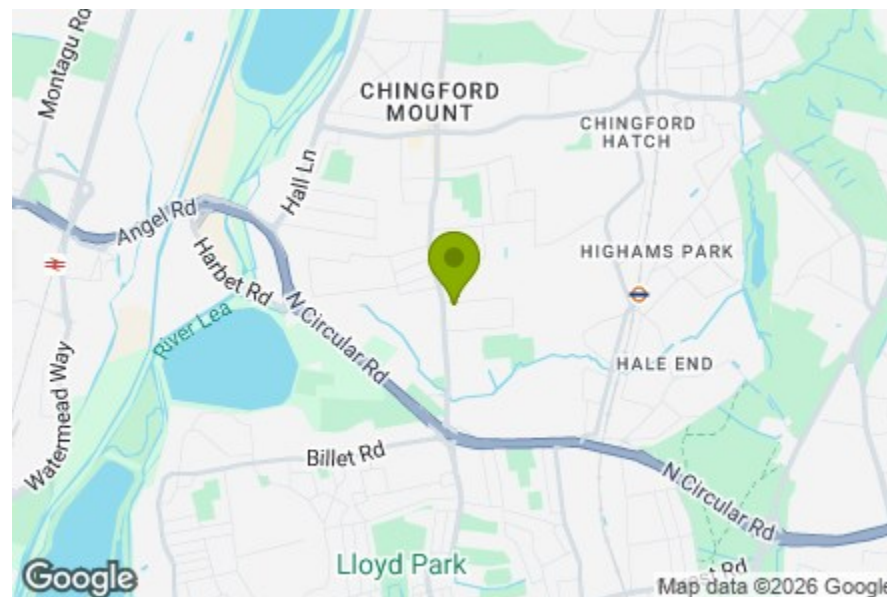




- Reception Room 15'8" x 12'2"
- WC
- Utility Room 9'5" x 8'2"
- Kitchen/Breakfast Room 16'10" x 16'3"
- Reception Room 20'3" x 12'0"
- Play Room 12'0" x 11'0"
- Bedroom 9'7" x 9'4"
- Bedroom 12'11" x 12'2"
- Reception Room 16'4" x 13'11"
- Bedroom 11'2" x 7'3"
- Bathroom 7'10" x 4'10"
- Cellar 22'8" x 6'6"
- Garden 55'9"



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	



HIGHAM STATION AVENUE, CHINGFORD

Offers In Excess Of £950,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Double Fronted Victorian
- Easy Access to Highams Park and Walthamstow
- Approx. 1760 Square Foot
- Chain Free
- Downstairs WC and Utility Room
- Potential To Extend (STPP)
- Circa 66 Foot South Facing Garden
- Private Driveway
- Potential to Extend (STPP)

Perfectly positioned between Highams Park, Chingford and Walthamstow, this double-fronted four-bedroom home combines generous proportions with plenty of character. Highlights include multiple living areas, a ground floor WC, utility room, driveway and a south-facing 66 foot garden. There's also exciting scope to extend (subject to the usual permissions).

Highams Park station is less than a mile from your door, offering direct trains to Liverpool Street in around 23 minutes. You'll also find a fantastic range of amenities nearby, including highly regarded schools, making this a great spot for families. The icing on the cake? It's on the market chain-free.

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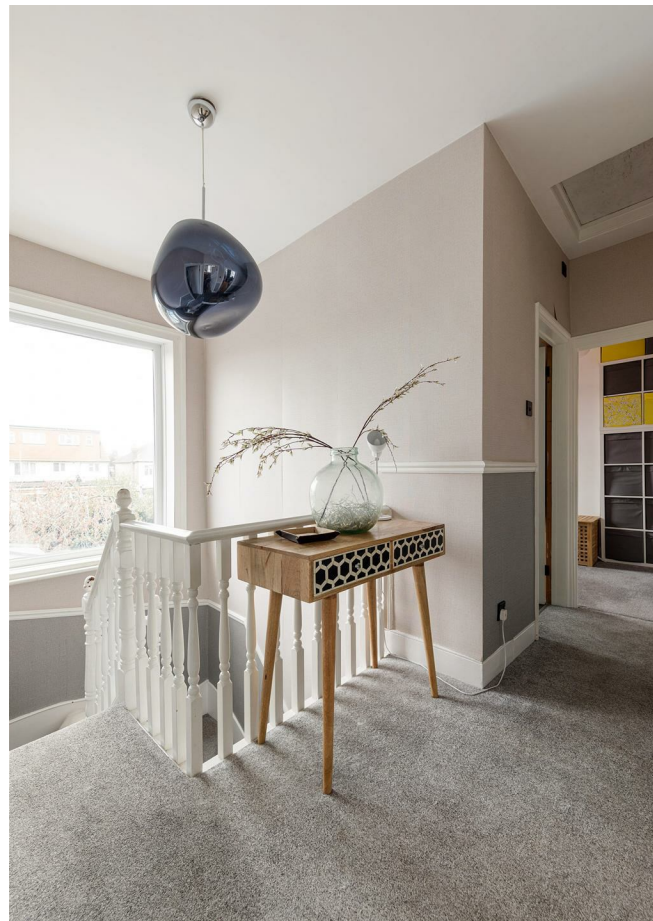
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0203 369 6444



IF YOU LIVED HERE...

Beyond the private driveway and striking frontage lies a wonderfully proportioned home, thoughtfully designed to maximise its 1,760 square feet of living space. Period features such as ornate cornicing and ceiling roses add charm and character throughout, while there's still exciting potential for further extension. Step inside to a spacious and welcoming hallway, leading to a pair of beautifully finished front reception rooms on either side. Bathed in natural light from bay windows complete with shutters, these versatile spaces would work perfectly as a cosy den, playroom or home office.

Towards the rear, you'll find the spacious main reception room, where the soft decor and timber flooring create a contemporary feel. It flows seamlessly through to studio-style patio doors, allowing light to pour in. Next door, the kitchen/diner has been thoughtfully designed with both style and practicality in mind, featuring sleek worktops, high-spec appliances including a double oven, ample units and a central island. A striking roof lantern overhead enhances the sense of space and light, while a convenient ground floor WC and large utility room add further practicality.

To the rear, the beautifully landscaped south-facing garden is designed with multiple seating areas to make the most of the sun throughout the day.

Upstairs, the first floor offers four immaculate bedrooms, served by a stylish family bathroom.

The home is 0.9 miles 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 Ainsie 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 the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company, and even closer to home you'll find Bannatyne Health Club.
- One of your new locals is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area.



A WORD FROM THE OWNER...

"We have happily called this property our home for the past 13 years, raising our four children here from a young age. It has been a wonderful place for family life, offering both comfort and a real sense of community.

One of the things we've loved most is the peaceful, residential feel of the area while still being incredibly well connected. Highams Park station is just a short walk away, making commuting into central London straightforward and convenient. At the same time, the neighbourhood feels safe and family-friendly, with lovely neighbours who have made our time here even more special.

The local amenities have been a huge benefit to us over the years. We've enjoyed countless walks around Highams Park Lake and Epping Forest, which are perfect for weekend strolls, bike rides, and getting some fresh air. There are also great local cafés, shops, and schools nearby, which have made day-to-day life easy and enjoyable, especially with young children. Overall, this has been a fantastic place to live — a home where we've made many happy memories. We will truly miss it, but we hope the next owners will enjoy it just as much as we have."

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