

EAST VIEW, HIGHAMS PARK

Offers In Excess Of £900,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- Mid Terrace 1930's
- Private Driveway
- Approx. 1531 Square Foot
- Moments from Larks Wood
- Downstairs WC
- Private Garage
- Circa 66 Foot South West Facing Garden
- Short Walk to Highams Park Station
- Rear Access

This timelessly stylish four-bedroom 1930s mid-terrace sits on a peaceful cul-de-sac, just a short stroll from Highams Park station and Ainslie Wood. Offering 1,531 square feet of living space, it features a private driveway, garage, and a 66-foot south-west facing garden with rear access, perfect for settling into this family-friendly neighbourhood.

Inside, original character blends with generous proportions. The layout includes a handy downstairs WC, a vast dine-in kitchen, and a converted loft with an ensuite. The landscaped garden is a particular highlight, while having Epping Forest so close by opens up even more outdoorsy options for nature lovers.

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IF YOU LIVED HERE...

Beyond the private driveway, you'll find a home where every detail has been tailored for an optimum layout. While the scale of the rooms is impressive, it's the warm, inviting atmosphere you'll first notice.

Beyond the immaculate hallway, head through to the front reception, where shuttered windows, ornate coving, and a striking fireplace add period elegance, while large internal doors allow light to flow through the entire ground floor.

The dine-in kitchen is stunning, with sleek, high-spec design. From the integrated appliances to the central island, the design is full of thoughtful features. French doors and skylights complete the look, opening the room up to the outdoors.

You'll love spilling out onto the decked patio of your south-west facing garden. Designed to maximise sunshine, it's a secluded retreat surrounded by mature foliage.

Upstairs is equally polished. The first floor offers three smart

bedrooms and a spacious family bathroom with an over-tub shower. The converted loft floor reveals a large primary suite, complete with eaves storage and a stylish ensuite featuring both a tub and a walk-in shower.

Location-wise, you're minutes from Highams Park station, reaching Liverpool Street in roughly 25 minutes via the Weaver Overground. The local food scene is thriving, and you're spoiled for choice with green spaces, from Larkwood Wood to the famous lake and meadow at Highams Park. Walthamstow is also within easy reach for the Victoria Line and even more amenities.

WHAT ELSE?

- Drivers, already happy about the driveway, 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. It's 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...

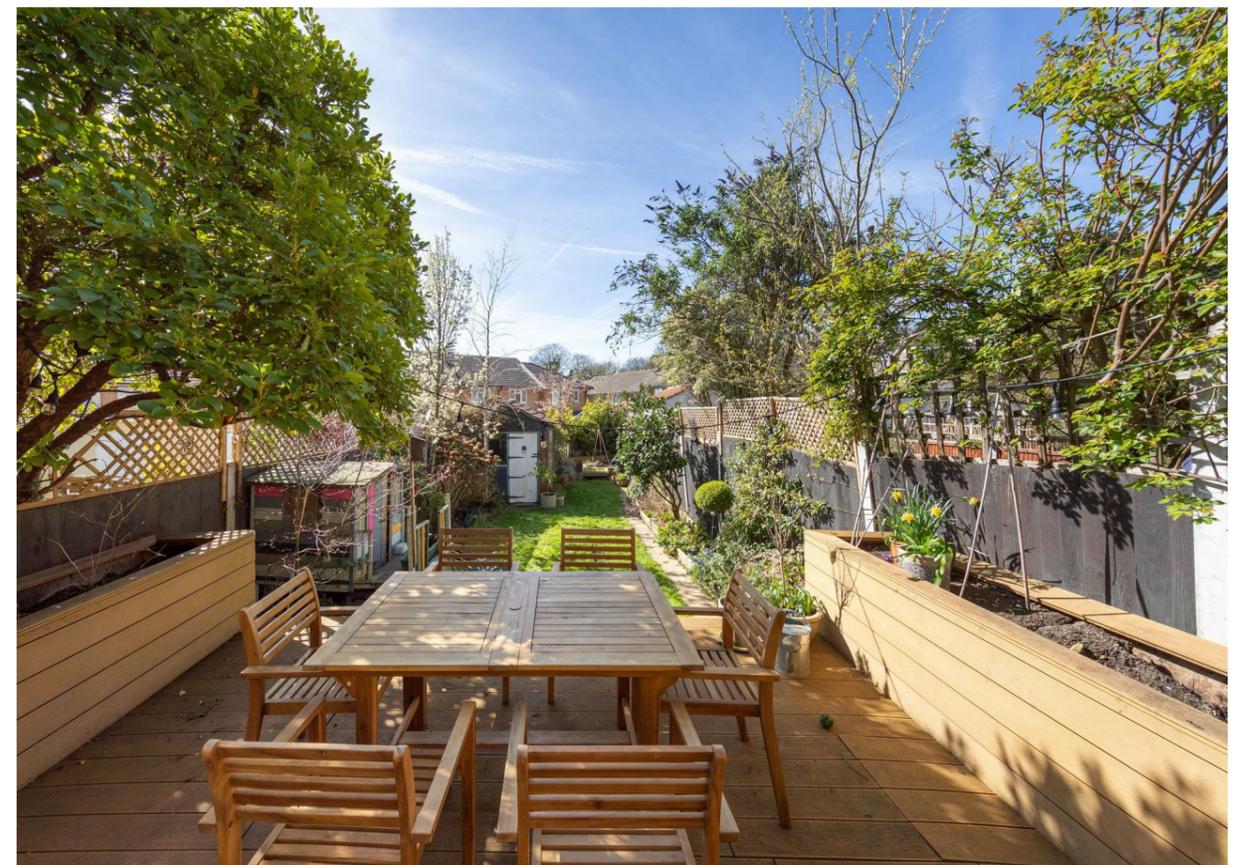
"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through 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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Reception Room
12'11" x 12'0"

Bedroom
12'0" x 10'10"

Kitchen / Reception Room
22'8" x 18'6"

Bathroom
7'10" x 7'4"

WC
Bedroom
8'3" x 7'4"

Bedroom
18'6" x 12'4"

Bedroom
12'0" x 11'3"

Ensuite
6'8" x 5'6"

Garden
65'7"



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