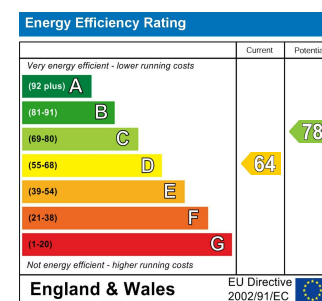
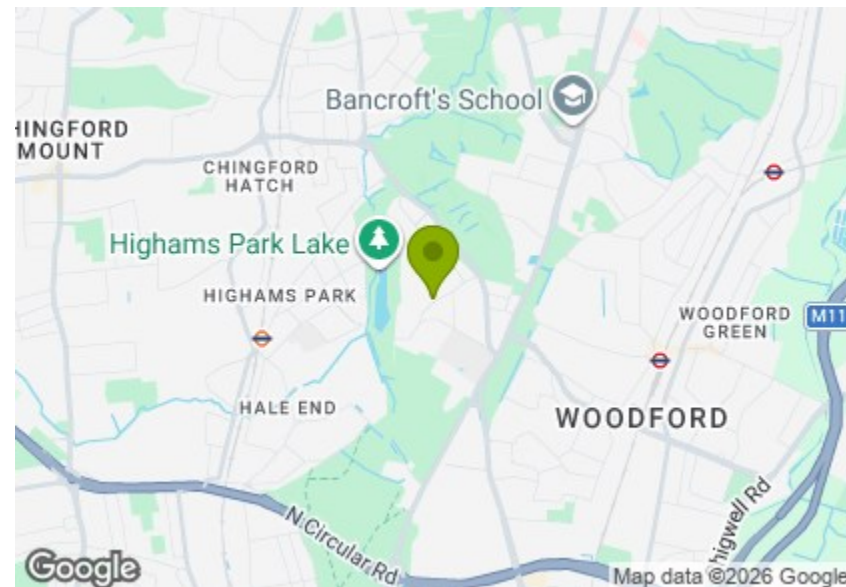




Total Area: 171.4 m<sup>2</sup> ... 1845 ft<sup>2</sup> (excluding summer house)  
All measurements are approximate and for display purposes only.



## HENRYS AVENUE, WOODFORD GREEN

### Offers In Excess Of £1,000,000 Freehold 4 Bed House



#### Features:

- Four Bedroom House
- Semi Detached
- Approx. 1845 Square Foot
- Easy Access to Highams Park and Woodford
- Private Driveway and Garage
- Backs on to Highams Park and Epping Forest
- Potential to Extend (STPP)
- Downstairs WC and Utility Room
- Approx. 65 Foot Long Garden

Set on the Highams Estate and backing directly onto Highams Park's fields, lake, and forest, this semi-detached home has views that change beautifully with the seasons. At 1,845 sq ft, it offers a generous blend of space, comfort, and possibility. Inside, you'll find four bedrooms, a practical, easy-to-live-in layout, and a loft ready for conversion (subject to planning) if you want to take things further. The large garden is a highlight with a versatile summer house and direct access onto Highams Park.

Families will appreciate the close proximity to well-regarded schools, local shops, and a growing number of coffee spots and restaurants. Nature is quite literally on your doorstep, with Epping Forest and Highams Park providing endless opportunities to get outside. For commuters, Highams Park Overground and Woodford (Central Line) stations are both within easy reach, keeping the City just a straightforward journey away.

A home that's ready to enjoy now — with plenty of scope to shape it into your own.

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#### IF YOU LIVED HERE...

Pull up on your private driveway, with space for two cars right by the front door – perfect for unloading the shopping or getting the kids inside without a scramble.

Step into the porch and through to a generous entrance hall that sets a warm, welcoming tone. At the front, the dining room catches natural light through a bay window, making it an inviting place to gather. Just behind, the reception room centres on a classic white mantelpiece and fireplace, with French doors opening to a serene view of the garden's greenery.

The garden is ideal for relaxation and play, soaking up sunlight throughout the day. A walled patio makes the perfect spot for al fresco meals, which then opens onto a 65-foot lawn framed by mature shrubs – a safe space for children or dogs to run freely. At the far end, a summer house provides a versatile extra space, and a gate in the back fence opens directly onto the beautiful expanse of Highams Park, putting green space literally on your doorstep.

Back inside, the kitchen/diner is bright and sociable, fitted with classic white cabinetry, white tiled splashbacks, and pale grey worktops for a timeless finish. Gorgeous chevron parquet flooring ties the space together. A downstairs WC

and a utility room with garden access make a practical spot for laundry, muddy boots, and wet-weather gear.

Upstairs, you'll find four bedrooms: three generous doubles and a single that works perfectly as a nursery, home office, or indulgent walk-in wardrobe. The principal bedroom comes with plentiful built-in storage and another bay window that floods the space with light. The family bathroom offers a bath/shower combination to suit every routine. And if you're thinking ahead, the loft offers scope for conversion (subject to planning), adding an extra layer of potential to the home.

#### WHAT ELSE?

- Highams Park station offers access to Liverpool Street station in under 25 minutes or connects to the Victoria Line at Walthamstow Central in one stop.
- Families will appreciate the strong choice of schools in the area, from outstanding private and state options to the Ofsted-rated Outstanding Woodford County High School for Girls.
- For drivers, the M25 and M11 are close enough for an easy getaway.



#### A WORD FROM THE OWNERS...

"This has been our much-loved family home for over 50 years. The house is in a wonderful location, overlooking Highams Park and the lake, with direct access to the park from the back garden. We've enjoyed the benefit of living close to Epping Forest and having good transport links to central London. It's a friendly neighbourhood with great neighbours. With many happy memories here, it's now time for another family to make this their home."

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**Reception Room**  
16'5" x 16'0"

**Kitchen / Breakfast Room**  
13'3" x 11'11"

**Dining Room**  
18'0" x 11'10"

**Entrance Hall**  
12'5" x 9'11"

**WC**

**Utility Room**  
15'7" x 4'5"

**Bathroom**  
8'9" x 8'8"

**Bedroom**  
12'2" x 11'11"

**Bedroom**  
12'0" x 11'5"

**Bedroom**  
18'1" x 11'3"

**Bedroom**  
12'5" x 6'4"

**Garage**  
16'7" x 10'3"

**Garden**  
65'7" x 39'4"

**Summer House**  
12'11" x 7'9"



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