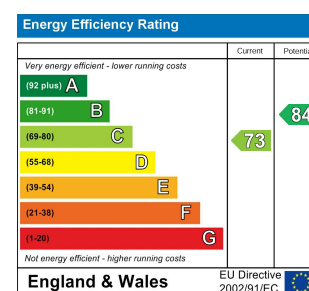
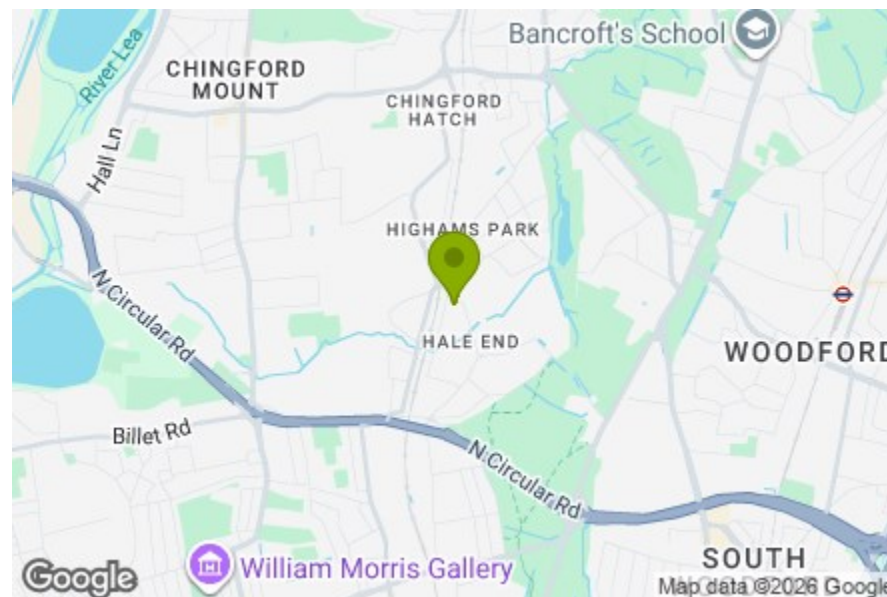




- Reception Room  
15'8" x 12'7"
- Kitchen/ Reception Room  
25'3" x 15'10"
- WC
- Utility Room  
8'2" x 6'8"
- Bedroom  
15'8" x 11'10"
- Bedroom  
12'0" x 8'7"
- Bedroom  
10'2" x 8'0"
- Bathroom  
7'10" x 6'11"
- Bedroom  
16'6" x 10'5"
- Ensuite  
6'1" x 5'2"
- Garden  
42'7"



## PRESTON AVENUE, HIGHAMS PARK

### Offers In Excess Of £1,100,000 Freehold 4 Bed House - Mid Terrace



#### Features:

- Four Bedroom House
- Mid Terrace Victorian
- Moments from Highams Park Station
- Approx. 1486 Square Foot
- Downstairs WC
- Chain Free
- Short Walk to Epping Forest
- Large Utility Room
- Circa 43 Foot Rear Garden

Set in the heart of Highams Park, this impressively designed four-bedroom mid-terrace home has a lengthy list of highlights, including two bathrooms, an expansive open plan living space with separate lounge, a WC, a large utility room, off-street parking and a 43-foot rear garden.

As well as being just a short distance from the historic Epping Forest, it enjoys easy access to Highams Park station, where frequent trains run to London Liverpool Street in 23 minutes. There are some fantastic amenities in the local area, but with 1,486 square feet of space to spread out in at home, staying in will always be just as enjoyable. It's on the market chain-free too.

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**IF YOU LIVED HERE...**

You'll love the sheer amount of space found in this property, and of course, everything in it too.

In your large reception room, soft carpeting creates a warm atmosphere while the custom shutters add convenience. This will likely become your cosy retreat.

At the rear, you'll find your stunning kitchen-diner. It's smart and modern, with an island unit, stylish shaker-style cabinets, high-spec appliances, metro brick tiling and sleek worktops. Beyond the generous bi-fold doors, you'll find your spacious garden, complete with a large patio area for BBQ season, plus a well-proportioned lawn and shed for storage.

Head back inside and take in the expansive open-plan living space, complemented by a separate lounge that offers flexibility for relaxing or entertaining. Beyond this, you'll find your convenient downstairs WC and separate utility room, before heading up to the first floor, where you've got three bedrooms - all with smart decor. There's also a stylish family bathroom with vintage-style fittings and an over-bath shower. Finally, up in the converted loft, you'll find your principal bedroom, with an impressively contemporary en-suite and plenty of eaves storage.

Highams Park is your nearest station, moments away. From there you can nip to Liverpool Street on the Weaver Overground in around 23 minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End). You've got some excellent amenities nearby, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly as it sits on the cusp of the vast Epping Forest, while Highams Park itself is particularly special, with its lake and landscaped gardens.

**WHAT ELSE?**

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just five minutes on foot too.
- Parents will be pleased to know you have an abundance of great schools in the area.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



**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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