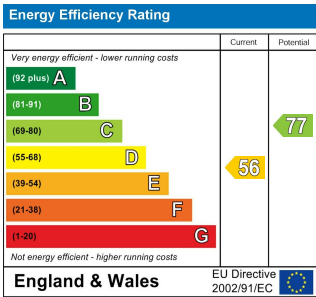
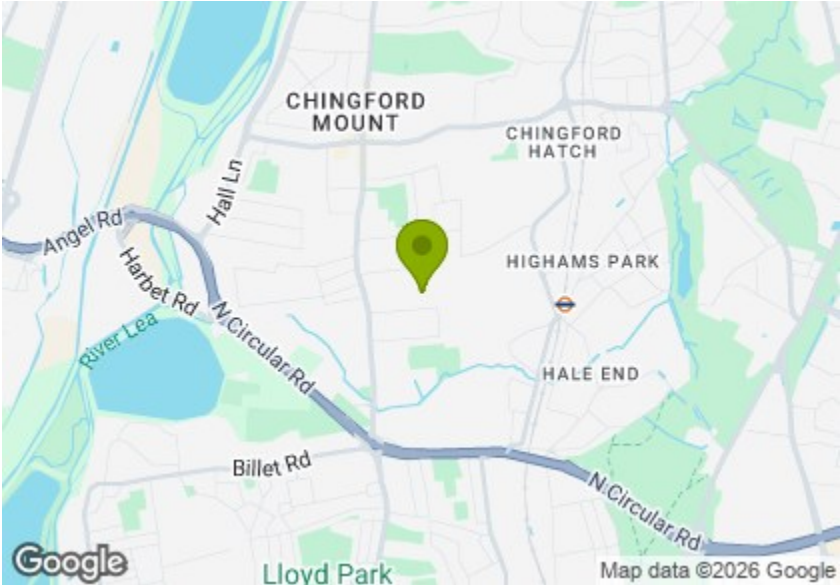
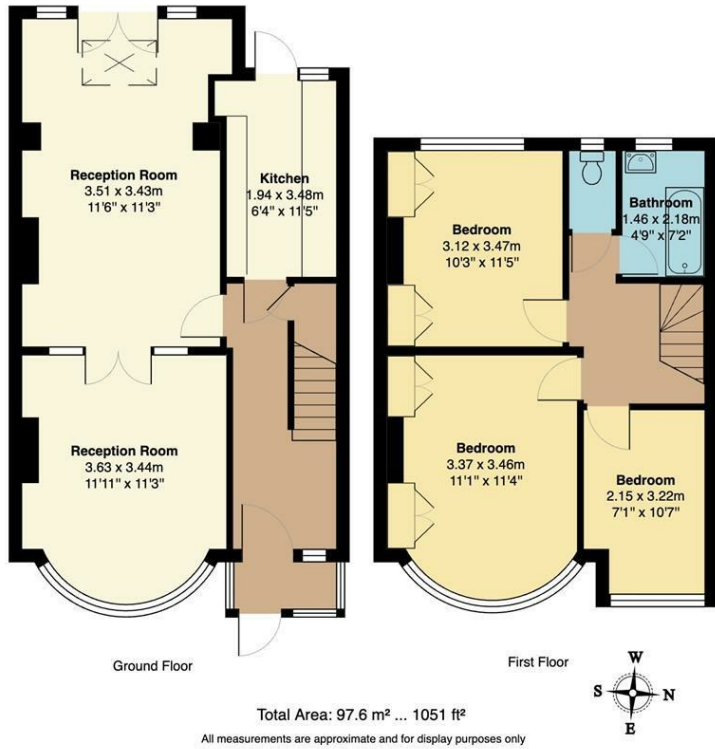


Garden - Approx. 5.6m x 15.8m



CONINGSBY GARDENS, HIGHAMS PARK

Offers In Excess Of £650,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace 1930's
- Potential To Extend (STPP)
- Short Walk to Ainslie Wood
- Approx. 1051 Square Foot
- Private Driveway
- Easy Access to Highams Park and Walthamstow
- Circa 52 Foot South West Facing Garden
- Rear Access

Set on a quiet street in sought-after Highams Park, this spacious three-bedroom 1930s mid-terrace home enjoys the best of both worlds, with easy access to sprawling green spaces and plenty of thriving local amenities.

While there is potential to extend further, the property already offers a generous 1051 square feet of living space, including two reception rooms. Outside, you'll find a 52-foot south-west-facing garden, along with the added benefits of a private driveway and rear access.

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IF YOU LIVED HERE...

Beyond the timeless 1930s frontage, the generous reception is flooded with natural light thanks to large bay windows fitted with shutters. Smart flooring sets a warm tone, while period details such as the fireplace surround add character and charm.

A second reception room sits to the rear, equally immaculate and offering flexibility on the ground floor. This space can be enjoyed as a bright, open-plan layout with light flowing throughout, or closed off to create two distinct living areas.

During warmer months, open the doors and step out onto the charming brick patio, which leads into a large, beautifully landscaped rear garden. South-west facing, it enjoys optimal sunshine throughout the day.

Back inside, the rustic-style kitchen features a mix of conventional units and stylish display cabinets, creating a welcoming and practical space.

Upstairs, there are three well-presented bedrooms, two with in-built storage, along with a smart bathroom and separate WC. There's also excellent potential to extend, offering exciting scope to unleash your dream plans.

Beyond the property, you're moments from Ainslie Wood, while Highams Park itself is just a short stroll away, home to a tranquil lake and beautiful flower meadows. Near the station, the neighbourhood's hub has a charming, village-like feel (enhanced by the quaint railway crossing and clock tower) with a great selection of cafes and bars.

Walthamstow is also within easy reach, offering even more top-class amenities and a convenient interchange to the Victoria line via the Weaver Overground, which runs from Highams Park to Liverpool Street.

WHAT ELSE?

- Your new local is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. While the interiors are striking, it'll be the outside area that beckons in summer.
- Parents will be pleased to know you have an abundance of great schools in the area, one of the reasons it's such a popular area with families.
- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too. There's also the convenience of a Tesco Superstore and other chains should you need essentials.



A WORD FROM THE OWNER...

"We've loved living here for the wonderful balance it offers between peace, greenery and connectivity. The road is quiet and welcoming, yet the station is an easy walk away, especially lovely in the summer when you can stroll across the playing field. Highams Park has been a fantastic place to call home – we've watched the area grow and flourish over the years, and it continues to get better, with great access to central London as well as Walthamstow and Chingford. Being so close to green spaces has been a real joy for us, from walks and cycle rides to time spent in Epping Forest, visiting the pubs there, and relaxing by Highams Park Lake, which we absolutely love.

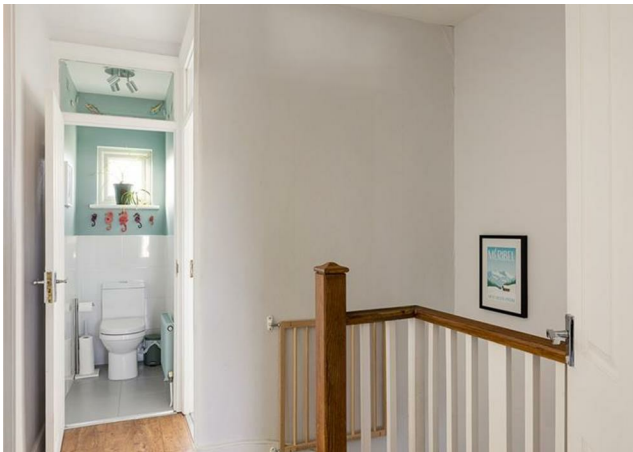
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Reception Room
11'10" x 11'3"

Bedroom
10'2" x 11'4"

Reception Room
11'6" x 11'3"

Bedroom
7'0" x 10'6"

Kitchen
6'4" x 11'5"

Bathroom
4'9" x 7'1"

Bedroom
11'0" x 11'4"

WC

Garden
18'4" x 51'10"



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