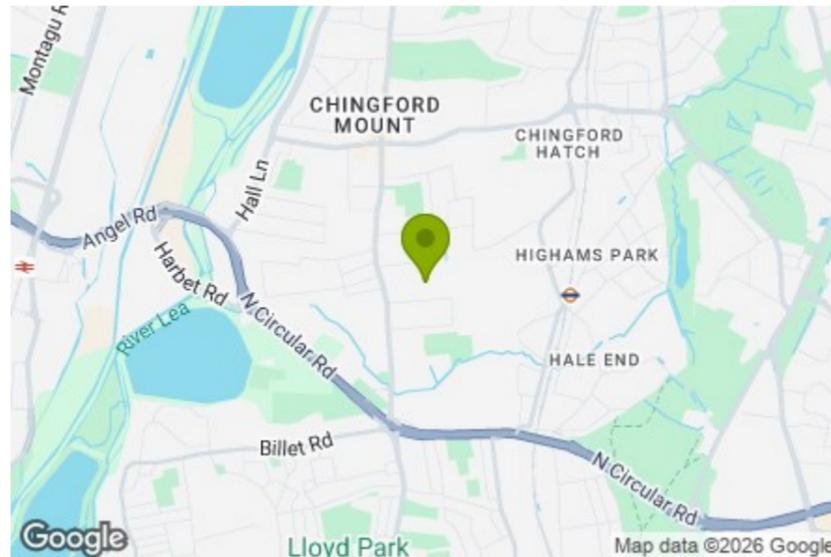


Total Area: 118.2 m<sup>2</sup> ... 1272 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception 1  
12'3" x 13'11"
- Reception 2  
14'9" x 12'5"
- Kitchen / Diner  
9'8" x 19'3"
- Downstairs Shower Room
- Bedroom 1  
11'6" x 13'11"
- Bedroom 2  
11'6" x 12'7"
- Bedroom 3  
5'10" x 7'8"
- Show Room
- Garden  
approx 33'5"
- Porch
- Annex  
8'4" x 19'0"



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	



## EDWARD AVENUE, HIGHAMS PARK

Guide Price £585,000 Freehold  
3 Bed House



### Features:

- Three Bedroom House
- 1930's End of Terrace
- Potential To Extend (STPP)
- Easy Access to Highams Park Station
- Private Driveway
- Approx 1272 Square Foot
- Moments from Ainslie Wood
- Side Access

GUIDE PRICE - £585,000 - £625,000

If you're looking for room to grow, plus the option to extend further (subject to the usual planning permissions), this generously sized three-bedroom end-of-terrace could be just what you're looking for. Solidly built in the 1930s and offering around 1272 square feet of living space, there's plenty of opportunity here to update and put your own stamp and personality on it.

Tucked away on a quiet, residential street, highlights include two receptions, a spacious kitchen/diner and annexe, a private driveway, side access and rear garden. The location is another big plus: you're close to local shops and everyday essentials, with the wide open greenery of Ainslie Wood and Epping Forest just a short stroll away. Highams Park Station is moments away too, making commuting easy - Liverpool Street is under 25 minutes by train.

REQUEST A VIEWING  
0203 369 6444

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IF YOU LIVED HERE...

Located halfway between Walthamstow and Chingford, Highams Park strikes a perfect balance between expansive green space and local convenience. With great transport links and a friendly village feel, it's no surprise The Times recently named it one of "the best places to live."

Designed for ease of living and with families in mind, this property offers a fantastic opportunity for multi-generational living while still giving everyone their own space. Parking stress is a thing of the past as you simply pull up onto your own driveway to unload shopping or the kids with ease.

Step beyond the porch and you'll find two bright and welcoming receptions - one at the front with a characterful bay window, both united by engineered wood flooring. The second reception flows naturally into the kitchen/diner, where white cabinetry runs neatly along one side, leaving plenty of space for dining options. French doors open onto raised decking, perfect for morning coffee or relaxed meals outdoors, leading down to a neat lawn with a garden shed at the end.

Just off the kitchen, the annexe provides flexibility, connected yet self-contained, with its own bathroom and kitchenette and access to the garden. It's ideal for older family members, guests, or teenagers who want some independence while staying

close to home.

Upstairs, you'll find two well-proportioned double bedrooms and a third single that works equally well as a home office or nursery. The main bedroom features a wide bay window and built-in wardrobes, while the second double includes integrated storage to keep everything tidy.

The bathroom is smart and practical, fitted with a white suite, white marble floor tiles, and a modern walk-in shower.

WHAT ELSE?

It's easy to see why this characterful part of the capital is so popular, with great facilities and generous parkland on the doorstep and the 6,000-acre Epping Forest nearby - a great place to explore with endless hiking and biking tracks. It's no wonder locals love living there - "So much greenery, it's like living somewhere in the country with all the amenities of London close by".

Explore the Queen Elizabeth Hunting Lodge, a piece of preserved Elizabethan history and architecture well worth a visit, with beautiful views over the forest and a museum next door.

Chingford Station is a 15 mins walk away on the Weaver Line, providing direct connections to Liverpool Street in under 25 mins and Walthamstow in under 10 mins,



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. 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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