

Kitchen/ Diner
26'11" x 9'7"

Reception Room
13'10" x 10'10"

WC
5'1" x 6'5"

Utility Room
6'9" x 4'1"

Bedroom
10'2" x 20'11"

Ensuite
5'4" x 7'10"

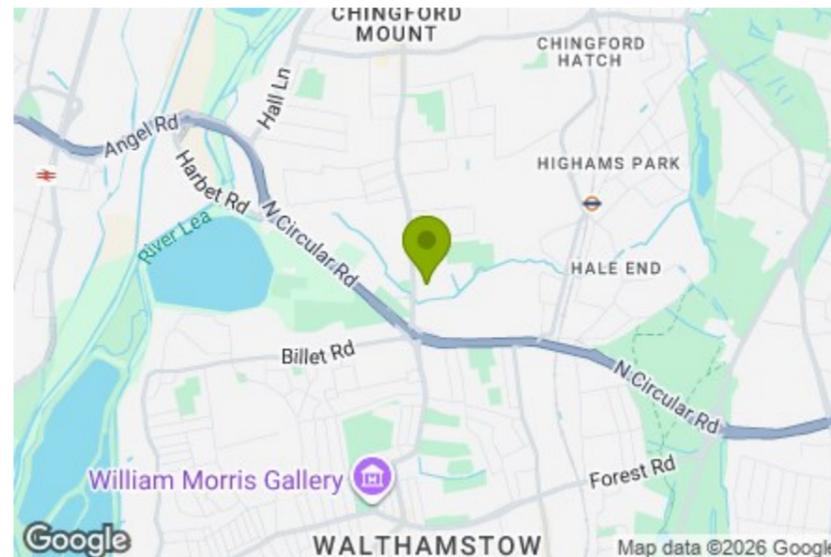
Reception Room
20'4" x 13'9"

Bedroom
13'11" x 17'6"

Bedroom
12'9" x 14'0"

Bathroom
10'2" x 6'10"

Garden
43'0" x 40'4"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	86 92
(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	



PARADE GARDENS, HIGHAMS PARK Offers In Excess Of £675,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Modern Town House
- Allocated Parking Space
- Approx. 1737 Square Foot
- Two Reception Rooms
- Wrap around Garden
- Two Bathrooms and Ground Floor WC
- Easy Access to Walthamstow and Highams Park
- Air Conditioning

Benefitting from easy access to both Walthamstow Central and Highams Park - as well as the lush nature of Epping Forest, this three-bedroom modern town house enjoys a fantastic location, as well as plenty of highlights inside...

Extending over 1737 square foot, it has two receptions, two bathrooms and a ground floor WC, a large dine-kitchen and a utility room, while outside it benefits from a large wraparound garden - perfect for catching optimum rays, plus an allocated parking space.

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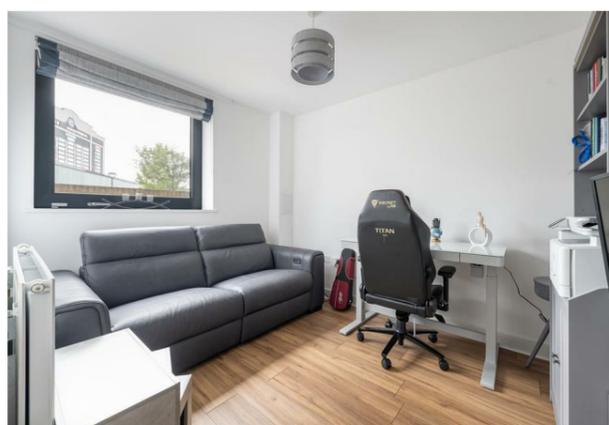
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IF YOU LIVED HERE...

Beyond your modern frontage, you'll find your spacious hallway, where you can access your WC and utility room, as well as your bright ground floor reception and large dine-in kitchen - the heart of your home. Here there's plenty of space for a dining table, but the island unit also offers a fantastic breakfast bar, perfect for informal perching. The units are sleek and modern, while the appliances are high-tech and the tiling glossy. It's all brilliantly illuminated thanks to the generous windows and patio doors. Head out to your glorious wrap around garden, which covers east to west, making it something of a sun trap. There's a lawn and a patio to choose between, and the high fences and leafy foliage make it all nicely secluded.

On the first floor, you'll find a further reception room - this could make an excellent movie den or 'escape space' for anyone after a bit of peace and quiet in a busy household. You'll also find a pristine bedroom here complete with inbuilt storage and an immaculate ensuite. Then up on the second floor you have a further two bedrooms, plenty of storage, and a contemporary bathroom. It's all spotless, ready for you to enjoy.

Drivers will be delighted with the allocated parking space and easy access to the North Circular, but it's incredibly easy to get around the area on foot. You can be at the cusp of Epping Forest in around 20 minutes, while Walthamstow's lovely Lloyd Park is the same distance in the other direction.

As for public transport, you're an 18 minute walk to Highams Park station, where you can nip to Liverpool Street on the overground in around 25 minutes. On the way you'll pass the quaint delis, stores and cafes that make the neighbourhood so sought after. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line.

WHAT ELSE?

- The close proximity to Chingford means you have your pick when it comes to amenities such as supermarkets.
- Parents will be pleased to know you have an abundance of 'Outstanding' or 'Good' schools in the area
- As well as having Epping Forest close by, you've also got Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground.



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. 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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