

Garden  
16'4" x 12'5"

Kitchen  
6'6" x 11'1"

WC/Utility Room  
7'3" / 6'0"

Reception Room  
11'7" x 18'4"

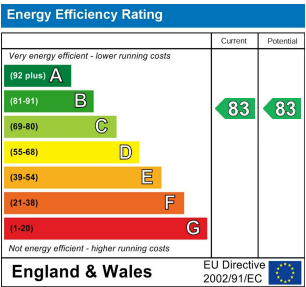
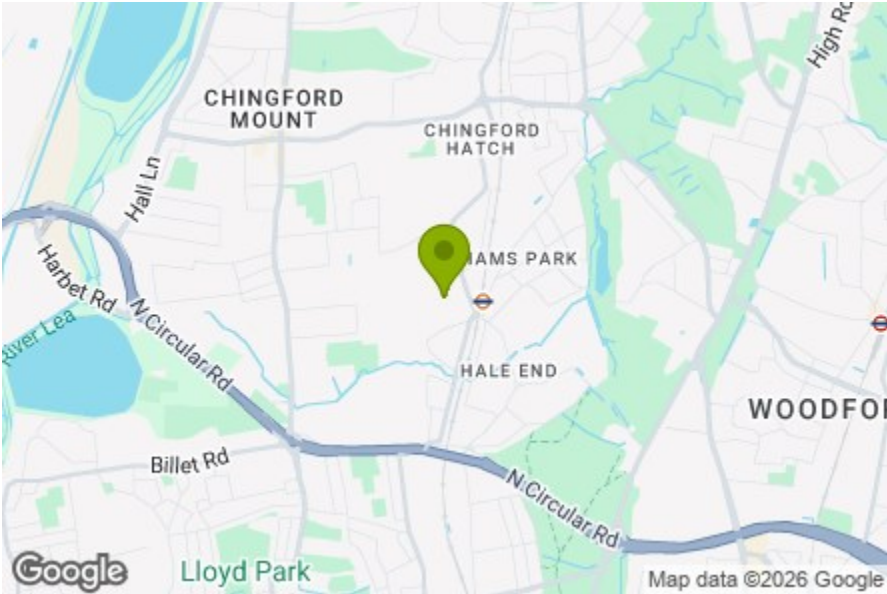
Bedroom  
11'7" x 11'5"

Ensuite

Ensuite

Bedroom  
11'7" x 12'4"

Total Area: 94.3 m<sup>2</sup> ... 1016 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.



## HICKMAN AVENUE, HIGHAMS PARK

Offers In Excess Of £500,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedroom Maisonette
- Split Level
- Two En Suites
- Approx. 1016 Square Foot
- Moments from Highams Park Station
- Downstairs WC and Utility Room
- Circa 17 Foot Rear Garden
- Allocated Parking Space
- Short Walk to Epping Forest

Beautifully arranged over two levels, this two-bedroom split-level maisonette offers a generous 1,016 square feet of well-designed living space. Both bedrooms feature private en suites, complemented by a convenient downstairs WC and utility room. Outside, a rear garden provides a peaceful retreat, and an allocated parking space adds further ease. Ideally positioned just moments from Highams Park Station and a short walk from the open green expanses of Epping Forest, the home offers an excellent blend of space, comfort, and location, perfect for modern living.

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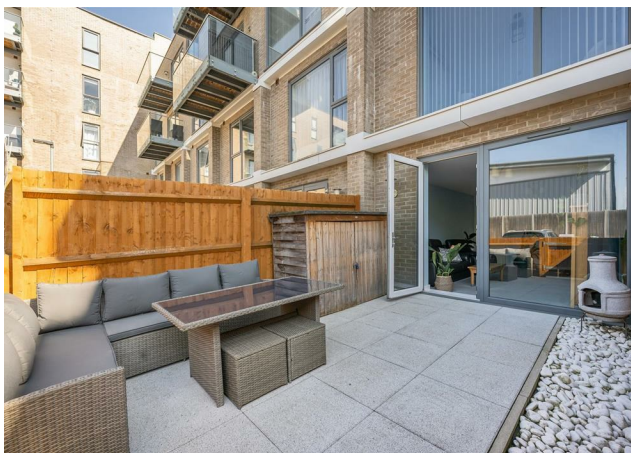
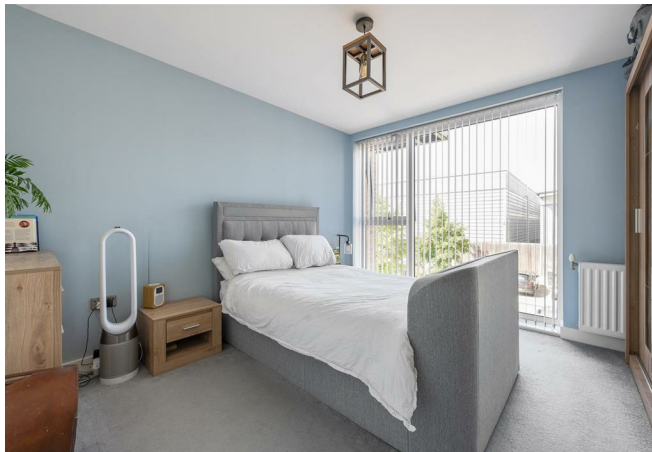
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#### IF YOU LIVED HERE...

You'll be greeted by a smart and contemporary home that makes a striking first impression with its pale brick façade, large windows, and neatly trimmed hedging, creating a polished and welcoming street presence. Step inside to a bright hallway where soft neutral tones enhance the natural light filtering through the glazed panel above the front door. There's ample space here for additional storage or decorative touches, setting a calm and practical tone from the start. The kitchen sits to one side, offering a well-organised space filled with natural light and providing generous storage and worktop areas for everyday cooking. Off the hallway, the WC/utility room provides a practical combination of guest facilities and laundry space. Stretching across the rear of the home, the reception room offers a bright and spacious setting for dining and relaxation. A large full-length window and glazed door open onto the private garden – a low-maintenance paved patio with decorative stone borders, perfect for entertaining or enjoying a peaceful moment outdoors. Upstairs, a bright landing with useful storage leads to two spacious double bedrooms, each finished in soft, calming tones. Both benefit from their own en suite – one with a shower, the other with a bath – all designed with a neutral, modern style, adding comfort and convenience to these restful retreats. The thoughtful layout balances shared living spaces with private havens, creating a home that's both versatile and inviting.

Set in the heart of Highams Park, you're within easy reach of a thriving local scene. Just a five-minute stroll brings you to the much-loved Stag and Lantern Micropub, known for its rotating craft beers and welcoming atmosphere, while a ten-minute walk leads to the Royal Oak, a classic local favourite. Epping Forest is right on your doorstep, offering miles of ancient woodland, winding trails, and open glades to explore – perfect for peaceful walks, cycling, or weekend adventures. Whether you're after a quiet stroll among the trees, spotting local wildlife, or enjoying a picnic, this vast and historic green space is a treasured escape from city life. The area's village feel is complemented by a great mix of independent cafes, restaurants, and local shops, creating a charming and friendly neighbourhood vibe with plenty to discover.

#### WHAT ELSE

Highams Park Station is just a four-minute walk away, making commuting a breeze. With regular Overground services to Liverpool Street, you can reach central London in around 25 minutes, perfect for both work and leisure. The station is well connected to local bus routes too, offering easy links to surrounding areas. Whether you're heading into the city or exploring nearby neighbourhoods, travel from here is quick and convenient.



#### 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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