



Total Area: 178.1 m² ... 1917 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

 **The Avenue, London**
Offers In Excess Of £750,000 Freehold
4 Bed Bungalow





Features

- Four Bedrooms
- Bungalow
- Short Walk to Highams Park Station
- Chain Free
- Moments from Highams Park Lake and Epping Forest
- Corner Plot
- Garden Studio
- 1917 Square Foot
- Two Bathroom
- Potential to Extend (STPP)



A uniquely characterful, artfully developed four bedroom bungalow, laid out over two storeys, elegantly arranged to make the most of the substantial loft space. You're sat on a corner plot here for a real rural feel, all located just moments from the vast natural space of Highams Park.

Set back from the road on two sides by generous, tree-studded patios and low walls, and with an immaculate rear garden with flexible brick studio to the rear, this property really makes the most of its detached corner status.



A WORD FROM THE OWNER...

"We've lived in Highams Park for over 7 years now. It's been a great place to raise a family, with easy commute to City, great schools close by, and the lovely Highams Park lake where kids have enjoyed many afternoons feeding the swans as they grew up - especially during the lockdown when these family strolls were so needed and memorable."

We fell in love with the house when we first saw it, and have loved every moment here. The house itself is spacious and versatile, and we've upgraded and modernised it over the last 7 years. We hope the next owners enjoy living here as much as or more than us."





➤➤ IF YOU LIVED HERE...

You'll be enjoying the surprisingly huge proportions, with the entire property coming in at just a shade under 2000 square feet of living space. Your twin reception rooms sit at opposite corners, the first coming in at 165 square feet and featuring a magnificent corner bay window, blonde hardwood underfoot and an impressive exposed brick hearth and mantel.

Across the oversized hallway – alongside your bright roomy porch home to a great source of incidental space with plenty of room for bags, coats and under stairs storage – your second reception is more capacious still, at a full 200 square feet. Currently in use as a yet another bedroom, in here you have heaps of natural light thanks to the dual aspect, more rich hardwood underfoot and direct access to your substantial garden.

Out here you have an immaculate expanse of wrap around lawn, flanked by timber fencing and home to a 120 square foot brick garage/studio ideal for all manner of uses, from simple parking to the perfect home working space. Back inside and you have your first two bedrooms, both utterly capacious doubles of over 120 square feet (one with another gorgeous corner bay window) and your spacious kitchen/diner with a generous complement of fitted cream, cabinets and glossy quartz worktops, plus Dublin sink and large range oven.

The ground floor's completed by the first of your two bathrooms, a luxurious affair with stained glass windows, dedicated rainfall shower and designer fittings. Head upstairs for two more double bedrooms, the first a substantial 200 square feet with twin skylights and generous under eaves storage. Your final bedroom, also skylit, comes in at 190 square feet, and both are charmingly finished in characterful tones and full of natural light. Finally, this impressive property is completed by a second bathroom, pristine and skylit.

Outside you have historic Highams Park (known locally as Highams Park Field) just five minutes away on foot, once the rolling grounds of the Manor House owned by Highams Bentsford today it's popular with joggers, dog walkers and anyone in search of a peaceful stroll. Highams Park Lake was created in the late 1800s by damming the nearby River Ching, and is home to swans, ducks and other water birds. It all adds up a historic, tranquil natural space just moments from your front door.

WHAT ELSE?

- Highams Park station is less than a half mile on foot and will get you directly to Liverpool Street in twenty four minutes. Alternatively, ride for five minutes (two stops) and you're in Walthamstow Central for the Victoria line.
- Your new neighbourhood is well served for schools and here is no exception, you have sixteen rated 'Good' or better by Ofsted in a one mile radius alone. The 'Outstanding' Oakhill Primary School is less than a fifteen minute stroll away.
- As well as your garage you have a driveway, and drivers can be on the North Circular in less than ten minutes.

