

Total Area: 73.2 m² ... 787 ft² (excluding outside storage)
All measurements are approximate and for display purposes only

Kitchen/ Diner
9'8" x 13'3"

Reception Room
15'7" x 11'1"

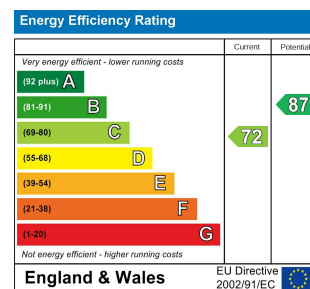
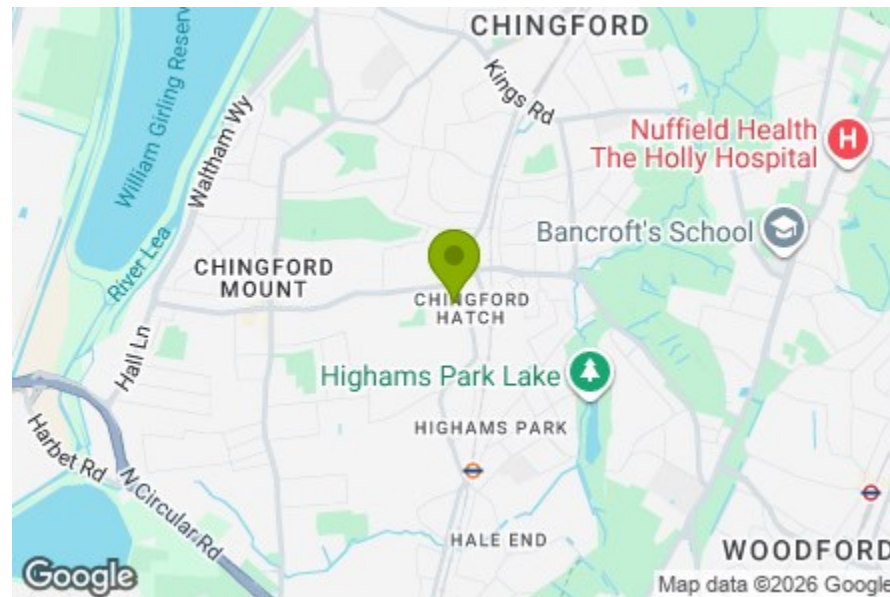
Bedroom
15'6" x 8'2"

Bedroom
13'5" x 8'11"

Bathroom
6'2" x 6'11"

WC

Garden
15'5" x 32'1"



LINNETT CLOSE, CHINGFORD

Offers In Excess Of £420,000 Freehold
2 Bed House - Semi-Detached



Features:

- Two Bedroom House
- Mid Terrace
- Approx. 787 Square Foot
- Chain Free
- Short Walk to Highams Park Station
- Private Driveway
- Circa 32 Foot Rear Garden
- Moments from Larks Wood

A chain free, two bedroom home with a private driveway and rear garden, tucked away in a quiet residential close just moments from Larks Wood and within easy reach of Highams Park Station. Offering approximately 787 square feet of living space, this well-proportioned property is ideally placed for enjoying both open green space and the welcoming independent cafés, shops and amenities that make Highams Park such a popular place to call home.

REQUEST A VIEWING
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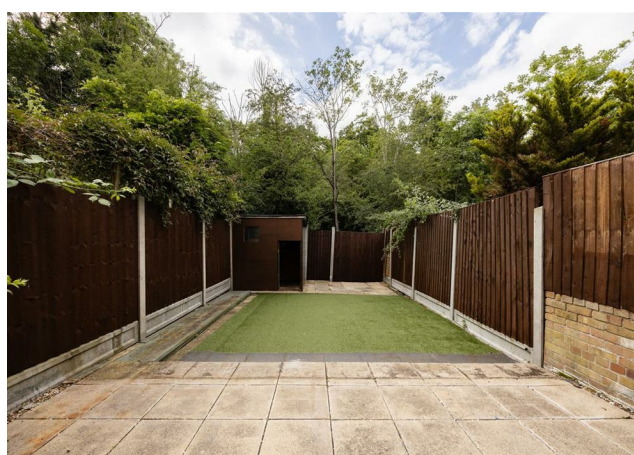
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IF YOU LIVED HERE.....

Stepping through the front door, you'll find a bright entrance hall leading to a generous reception room stretching across the rear of the home. Large windows and a glazed door draw in plenty of natural light while providing a lovely outlook over the garden. There's ample room for both seating and dining areas, creating a flexible space suited to everyday living and entertaining alike.

To the front sits the spacious kitchen, finished with cream cabinetry, dark tiled splashbacks and plentiful worktop space. Its practical layout makes excellent use of the available room, while the wide window keeps the space feeling bright and welcoming.

Upstairs, two well-proportioned double bedrooms sit either side of the landing. The principal bedroom benefits from fitted mirrored wardrobes, while the second bedroom is another comfortable double with plenty of natural light. The family bathroom features blue wall tiling and a bath with shower above, while a separate WC adds extra convenience. Outside, the rear

garden extends to approximately 32 feet, combining a patio area with low-maintenance lawn, creating an inviting outdoor space for relaxing or dining in warmer months.

WHAT ELSE?

- Highams Park Station is a short walk away, with regular Weaver line services taking you directly to Liverpool Street in around twenty three minutes. Walthamstow Central is just two stops away for quick Victoria line connections.

- Larks Wood is moments from your door, offering peaceful woodland walks, while Highams Park Lake and the wider expanse of Epping Forest are both close by for longer weekend strolls.

- Highams Park's thriving centre has a real neighbourhood feel, with favourites including Vino Tap, The Stag & Lantern Micropub, Biba & Wren and Yaz all within easy reach.



A WORD FROM THE OWNER....

"We've owned this house for over ten years and live locally ourselves, so we know the area well. It's a quiet, friendly close, and the thing we've always valued most is having Epping Forest a short walk away, endless walks and green space right on the doorstep, yet you're under half an hour from Liverpool Street from Highams Park or Chingford station. The house itself is deceptively spacious for a two-bed: both bedrooms are large doubles, and the separate living room and kitchen/diner work really well day to day. The garden gets good light and is a lovely size for the area. Ridgeway Park, the shops and cafés on Old Church Road, and good local schools are all close by. It's been a much-loved home and we hope the next owners enjoy it as much as its residents have.

There is also scope to extend (subject to STTP)."

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