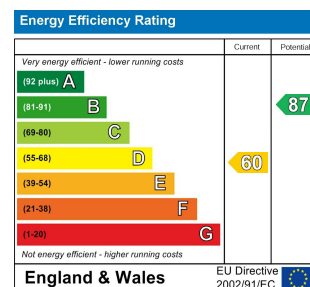


Total Area: 52.8 m² ... 569 ft²

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.



- Two Bedroom House
- Arranged Over Two Floors
- Private Garden
- End of Terrace
- Potential to Extend (STPP)
- Short Walk to Highams Park Station
- Beautifully Renovated Throughout

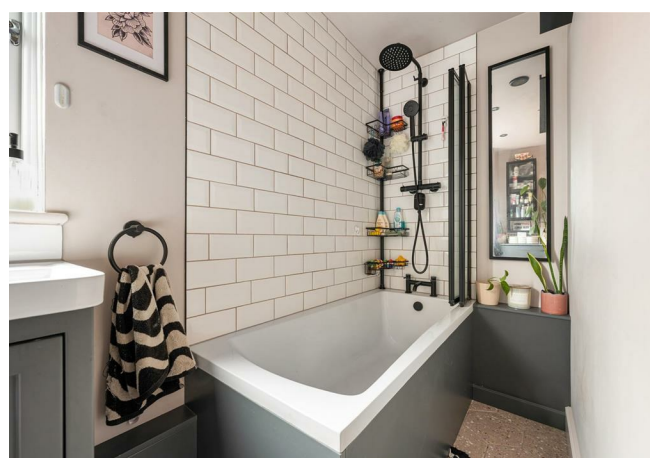
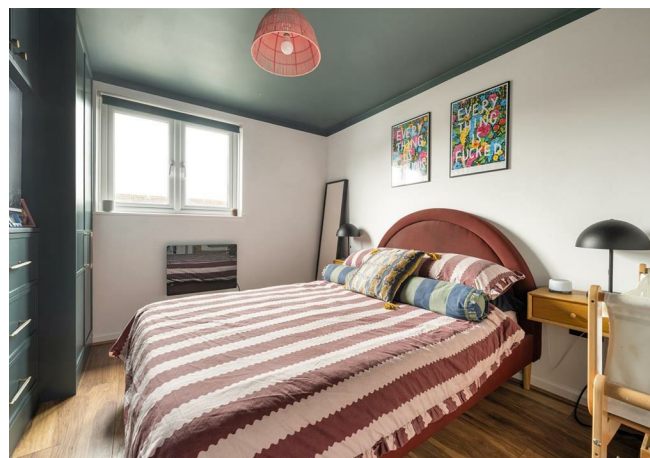
A beautifully renovated two bedroom end-of-terrace house, arranged over two floors with a private garden and plenty of personality throughout. Set within easy reach of Highams Park, you have the neighbourhood's independent shops, places to eat and drink, green spaces and excellent transport connections close at hand.

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IF YOU LIVED HERE...

Step inside and the kitchen sits at the front of the ground floor, finished with dark Shaker-style cabinetry and complementary worktops. Beyond, the reception stretches towards the rear garden, creating plenty of room for distinct dining and lounging areas. Rich green walls bring warmth and character, while glazed doors draw in natural light and open directly onto the garden. At approximately 10.4 metres long, there is generous outdoor space to make your own, while the house also offers potential to extend, subject to the usual planning permissions.

Upstairs, the main bedroom sits at the front and has been given an artful finish, with built-in wardrobes, a dark painted ceiling and soft contrasting walls. The second bedroom is positioned at the rear, with the family bathroom between the two. Here, terrazzo-style flooring, dark cabinetry and black fittings continue the home's playful but thoughtfully considered approach to colour and detail. At around 569 square feet overall, the layout makes clever use of its footprint, with the end-of-terrace position

completing a home that feels individual and easy to settle into.

WHAT ELSE?

- Highams Park has a brilliant collection of independent favourites, including Vino Tap, The Stag & Lantern and Yaz, alongside the shops and everyday amenities around The Broadway.
- Highams Park Lake and the surrounding parkland offer plenty of room for weekend walks and time outdoors, with Humphry's Café sitting beside the lake.
- North Chingford is within easy reach too, adding even more choice for eating and drinking around Station Road, including local favourites Gina Café, Rusty Bike Thai and Sushi Monster, with Epping Forest right on its doorstep.
- Highams Park Station is a short walk away, with Overground services towards Liverpool Street and straightforward connections across East London.



WORD FROM THE OWNER...

"This has been an incredible first home for us and a wonderful place to begin raising our family. The close is quiet, safe and peaceful with lovely neighbors. Location wise it is fab, a 20 minute walk in each direction to Chingford mount, north Chingford or into Highams Park which all give great choice for shopping, cafes etc. we are spoilt for green spaces and parks within a walkable distance - larkwood forest is a 5 minute walk away! As well as Chingford plains, the Highams Park etc which are all walkable. Our children have also enjoyed the nearby parks (memorial park and pimp hall park/nature reserve) We have handy shops close by and the larkshall pub for food and drink! If you want to go abit further afield, Loughton high street is a 10 minute drive. Living here has been a joy and we can't wait for someone else to take over and make our home their own."

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