



Total Area: 117.3 m² ... 1263 ft² (excluding double garage, eaves storage)
 All measurements are approximate and for display purposes only.

 **Ainslie Wood Road, Highams Park**
Offers In Excess Of £625,000 Freehold
3 Bed House - Terraced

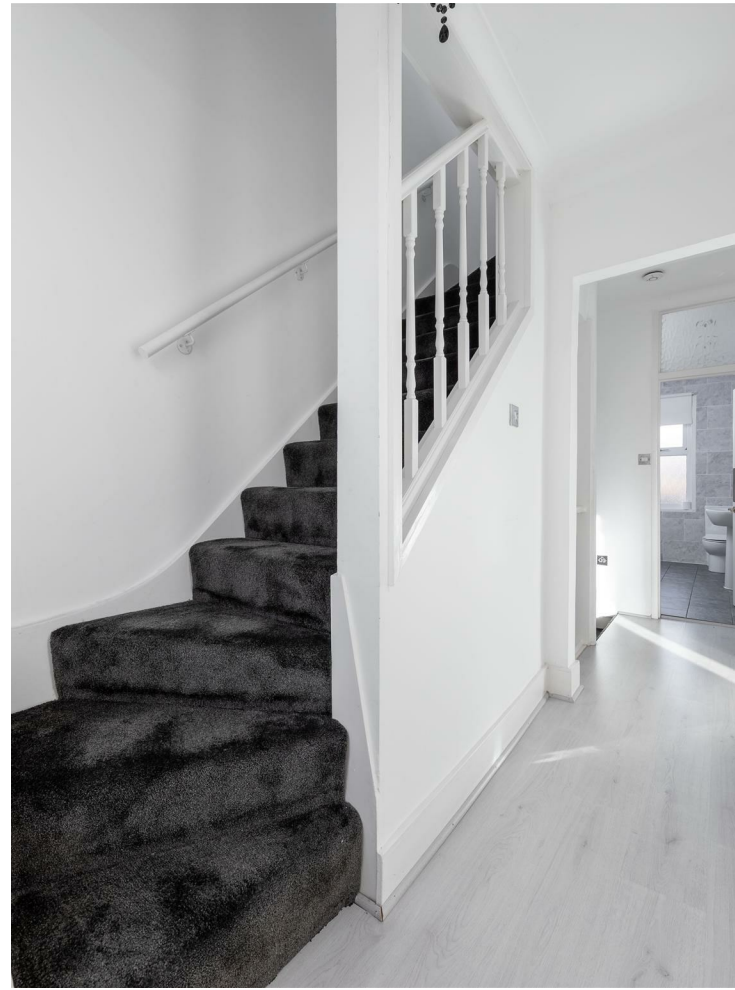


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



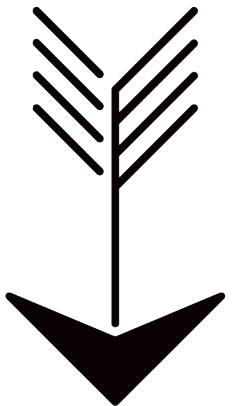
Features

- Three Double Bedrooms
- Victorian Mid Terrace
- Private Driveway
- Potential to Extend (STPP)
- Easy Access to Highams Park and Chingford
- Being Sold Chain Free
- A Short Walk to Epping Forest
- Double Private Garage
- Approx 1263 Square Foot



A naturally bright and beautifully appointed three bedroom Edwardian terrace, extended into the loft and featuring twin bathrooms, open plan ground floor and garage. It's all just around the corner from the open green space of Memorial Park.

As well as the greenery of Memorial Park on your doorstep, you're just a half a mile on foot from the local social hub of Chingford Mount, the heart of a modest gathering of cafes, restaurants and bars.



A WORD FROM THE OWNER...

"Set in the vibrant community of Higham's Park, this property offers the perfect blend of convenience and tranquility. Situated in an area renowned for its excellent schools, you can rest assured that your family's educational needs are well catered for.

But it's not just about academics – the abundance of local green spaces provides endless opportunities for outdoor activities and leisurely strolls. Imagine lazy Sunday afternoons spent exploring nearby parks or enjoying a cup of coffee at one of the charming cafes dotting around the neighbourhood.

With fantastic transport links to the city, commuting has never been easier. Whether you work in the heart of London or simply enjoy the occasional urban adventure, Walthamstow Central station puts everything within easy reach.

"We loved living in the house and raising our children."





➡ IF YOU LIVED HERE...

You'll be welcoming friends and family into your gloriously open plan ground floor, twenty three feet deep with smoky grey engineered hardwood running from the bay window at the front to the sleek kitchen at the rear. In between you have a striking vintage hearth, while the kitchen itself is decked out with sleek glossy cabinets and jet black metro tile splashbacks.

Upstairs now, where your principal bedroom is a handsome 150 square foot double, with more grey engineered hardwood flooring, a love seat in the bay window and floor to ceiling mirrored storage. Bedroom two's another double while your family bathroom's an elegant affair in sandstone tilework with a tub plus dedicated shower cubicle. Finally your loft conversion features another double sleeper, skylit with blonde hardwood floors and en suite shower room.

Your private rear garage comes in at an impressive 250 square foot and leads directly onto The Lawns private road at the rear. With plenty more private parking on your large driveway, it's also a space that's ripe for further development, full of potential for turning to use as the ideal home office or completely self-contained guest accommodation. Either way, drivers can be on the North Circular in less than ten minutes.

WHAT ELSE?

- Highams Park overground station is twenty minutes on foot or five by bike, for direct twenty three minute runs to Liverpool Street. Alternatively ride two stops and swap to the Victoria line at Walthamstow Central.
- The property is presented chain free, for that all important speedy and hassle free move.
- Parents will be pleased to find fourteen 'Outstanding' or 'Good' schools all less than a mile away on foot.

