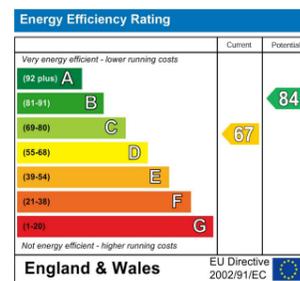
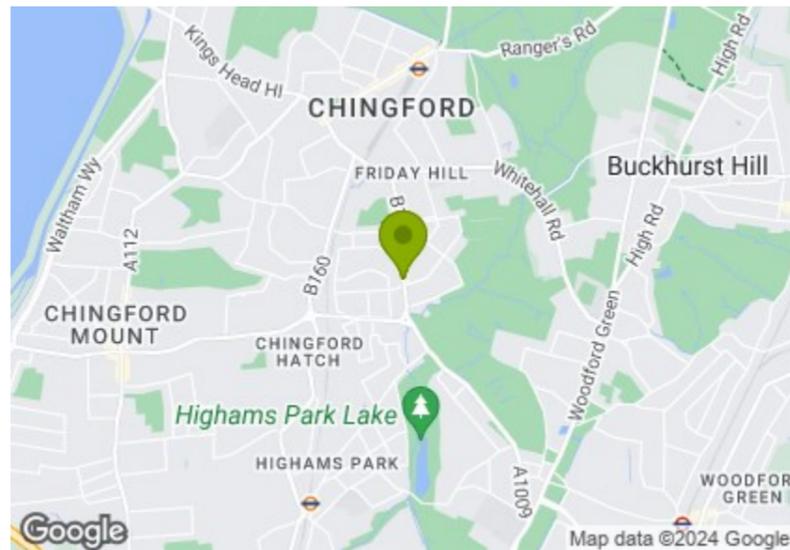




Total Area: 117.5 m<sup>2</sup> ... 1265 ft<sup>2</sup> (excluding garden gym, shed)  
All measurements are approximate and for display purposes only.



## FRIDAY HILL WEST, HIGHAMS PARK

### Offers In Excess Of £699,995 Freehold

### 4 Bed House - Semi-Detached



#### Features:

- Four Bedroom House
- Semi Detached
- Downstairs WC
- Approx 1265 Square Foot
- Potential to Extend (STPP)
- Short Walk to Highams Park Station
- Private Driveway
- Side Access
- Moments Away from Epping Forest

An impeccable four bedroom semi detached home, close to Highams Park. With more than 1200 square foot of living space and landscaped garden, finished to a very high standard, this is a family home as impressive as it is generous.

Among the many features to love about this home is the 150 square foot garden gym. This exceptional extra room has electricity, double glazing, a gently sloping roof with beams, and hardwearing engineered flooring underfoot. It even has its own covered deck, ideal for yoga sessions shaded from the sun. It could be your airy new office space, or simply a room of one's own.

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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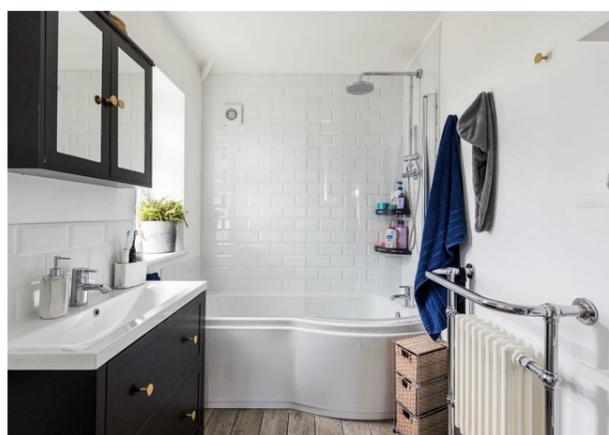
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#### IF YOU LIVED HERE...

Your hallway leads you to the right and into your light filled double reception. The two rooms of 160 and 115 square foot, together with your skylit 200 square foot kitchen/diner, make for a beautiful and versatile open plan space for relaxing or entertaining. French doors lead out to your west facing garden, with sleek paving giving way to lawn, framed by thoughtfully planted borders. A path leads to that fantastic garden gym. Back inside you'll find your neat downstairs WC with striking black fittings, and large separate utility with its own butler sink.

At the top of the stairs is your family bathroom, part tiled in metro white. A rainfall shower stands over the tub, and two windows give you maximum natural light. Of your four bedrooms, the largest is to the rear, with a view of the garden and 135 square foot of space. Your 100 square foot second bedroom also overlooks the garden, and another bedroom of a similar size sits to the front. Lastly there's your fifty five square foot fourth bedroom, currently in use as a walk in wardrobe. All have gorgeous parquet style flooring.

You'll be a mile from Highams Park Station, from where regular Overground trains will take you to Walthamstow Central for the Victoria Line in under ten minutes. From there it's just a quarter of an hour to Kings Cross. You're surrounded by green spaces in every direction. Ten minutes on foot takes you into Epping Forest, or to the top of Highams Park, where you can take in spectacular views across London before strolling down to Humphrey's Cafe. Even closer is the hidden gem of Pimp Hall Park, and just up the road from there the Pimp Hall Nature Reserve. It's a superb spot for nature lovers.

#### WHAT ELSE?

- You can have your pick of 'Outstanding' and 'Good' schools nearby, including Whitehall Primary, Wells Primary, and Heathcote School & Science College.
- Your new local is The Dove, a family and dog friendly pub with a real fire for those cosy winter evenings.
- You're twenty minutes' walk from Chingford Leisure Centre, with twenty five metre pool and recently refurbished gym.



#### A WORD FROM THE OWNER...

"Living at Friday Hill West has been a joy. The proximity to Epping Forest has been wonderful for our pets, and mornings are a delight with chirping birds during our morning coffee. Having Chingford Station and Highams Park nearby is convenient for city trips. Station road for festive coffee shops, great restaurants and our local favorite - the Rusty Bike pub. Our home is our pride and joy, where we've hosted delightful BBQs in our private garden, basking in the sun with loved ones in the Summer. These moments have added warmth and cherished memories to our time here."

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**Reception Room**  
12'0" x 9'6"

**Bedroom**  
12'10" x 8'5"

**Reception Room**  
13'4" x 12'0"

**Bedroom**  
10'2" x 9'4"

**Kitchen/Diner**  
16'11" x 12'1"

**Bedroom**  
11'11" x 11'2"

**Utility Room**  
9'10" x 6'0"

**Bathroom**  
9'11" x 5'8"

**WC**

**Garden Gym**  
15'11" x 9'3"

**Bedroom**  
9'11" x 6'9"

**Shed**  
9'10" x 6'3"



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