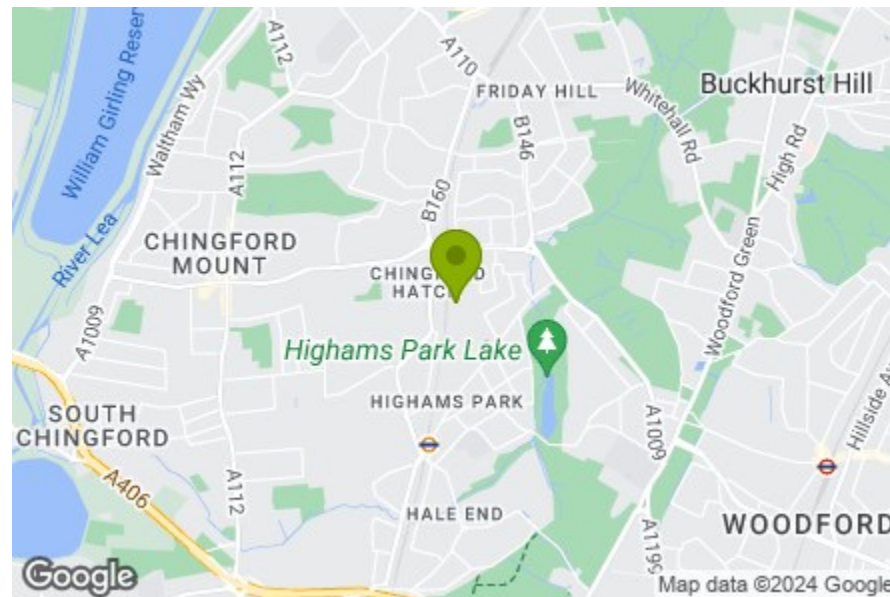




- Garage  
17'9" x 17'4"
- Lounge  
14'10" x 13'0"
- Dining Room  
9'7" x 9'8"
- WC
- Hall
- Storage
- Kitchen  
9'7" x 9'10"
- Bedroom  
11'5" x 9'4"
- Ensuite
- Bathroom  
5'10" x 6'2"
- Bedroom  
9'11" x 9'4"
- Bedroom  
8'0" x 7'0"
- Bedroom  
9'11" x 10'5"
- Storage
- Cabin  
15'7" x 15'7"
- Garden  
74'1"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	83
(81-91) B	72
(69-80) C	
(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



## CROFTON GROVE, HIGHAMS PARK

Asking Price £830,000 Freehold  
4 Bed House - Detached



### Features:

- Four Bedroom
- Detached House
- Chain Free
- Approx 1025 Square Foot
- Short Walk to Highams Park Station
- Double Garage and Driveway
- Downstairs WC
- Large Garden with Timber Framed Cabin
- Potential To Extend (STPP)
- Moments from Epping Forest

A bright and substantial four-bedroom detached home which is nestled between Chingford and Highams Park and boasts many highlights... There's the double garage, private driveway, large garden and timber framed cabin on the outside, while inside there are two first floor bathrooms plus a ground floor WC, a modern kitchen, dining room and lounge, not to mention the immaculate decor. It already comes in at 1025 square foot, but there's even potential to extend further.

As well as being just moments from Epping Forest, it enjoys easy access to Highams Park station, where frequent trains run to London Liverpool Street in around 25 minutes. There are some fantastic amenities in the area, too.

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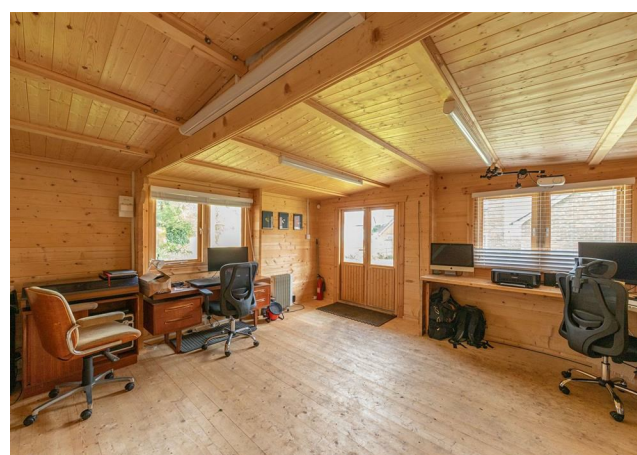
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REQUEST A VIEWING  
0203 369 6444





**IF YOU LIVED HERE...**

Beyond that convenient driveway and smart facade, you'll find generously sized home with an immaculate finish, so you'll be able to settle in from the day you move in.

You're set up well with the pristine reception area, and the adjoining dining room can be used as a self-contained space while still benefiting from an open plan experience with a great flow of light. The kitchen is bright and modern with spotless units and hi-tech appliances, so entertaining will be a dream.

Upstairs you'll find four immaculate bedrooms - one with an ensuite, and there's also a family-sized bathroom on this floor.

You'll love the convenience of having your own double garage, while the timber framed cabin is a great size and could be used in countless ways. It'll be hard to keep away from the garden during the summer - the lawn is huge and perfect for relaxing on.

Back inside, don't forget the ground floor WC and ample storage under the stairs. The fact that there's potential to extend will give you even more options to consider as you lay down roots.

The home is just a 25 minute stroll from Highams Park station, where you can zip to Liverpool Street on the Overground's Weaver line in another 25 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, The Stag & Lantern Micropub and Yaz), the area is home to a vast amount of green space, including the edge of Epping Forest and, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line.

**WHAT ELSE?**

- You're only a 15 minute walk from Chingford Leisure Centre, where you'll find a newly refurbished gym and a 25m, 6-lane swimming pool, as well as a smaller shallow teaching pool for children.

- Parents will be pleased to know you have an abundance of brilliant schools in the area - one of the reasons Highams Park is so popular with families.

- Your new local is the the Larkshall. A great spot to enjoy good food in lovely surroundings, it's just nine minutes on foot too.



**A WORD FROM THE OWNER...**

"We bought our house because of the quiet setting and the beautiful, large corner plot it sits in. The house is warm and bright and the spacious cabin makes an ideal office for working from home. The double garage is perfect not just for parking but we use it as a workshop as well as for ample storage space. The local shops are only a few minutes away on foot and The Larkshall pub is a lovely local hideaway with great food and a fantastic outdoor garden which is lovely in the summer. We have enjoyed the convenience of the amenities of Highams Park, Chingford Mount and North Chingford, which are all only a short drive or bus journey away but are within walking distance too. We hope the next owners of our home will enjoy it for years to come."

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