



Forest Glade, Highams Park, E4 9RJ

£1,100,000

 **Coultons**

PROPERTY SUMMARY

Nestled in the desirable area of Forest Glade is this very well presented Edwardian semi detached house. The property benefits from three bedrooms, two interconnecting reception rooms, and extended kitchen with dining area, a utility room, a first floor family bathroom with separate WC, a ground floor shower room, double glazing, gas central heating, a beautiful feature fire place, and fitted wardrobes to the primary bedroom. Externally the rear garden is approximately 70ft in length with paved and decked patio areas, lawn area, flower borders and garage to the rear. There is also the opportunity to add a loft conversion to the house creating extra living for growing families (subject to planning consent).

Forest Glade overlooks the picturesque Highams Park and the popular Lake, offering stunning views and a peaceful atmosphere. The property is short walk back to the vibrant and bustling shopping area of Highams Park with all its bars restaurants and coffee shops along with Highams Park Overground Station (TFL Zone 4) with direct access to Liverpool Street and Walthamstow Central where you can change over to the Victoria Line on the Underground.

There are several good schools, both primary and secondary and in our opinion this property would make an excellent family home.

3



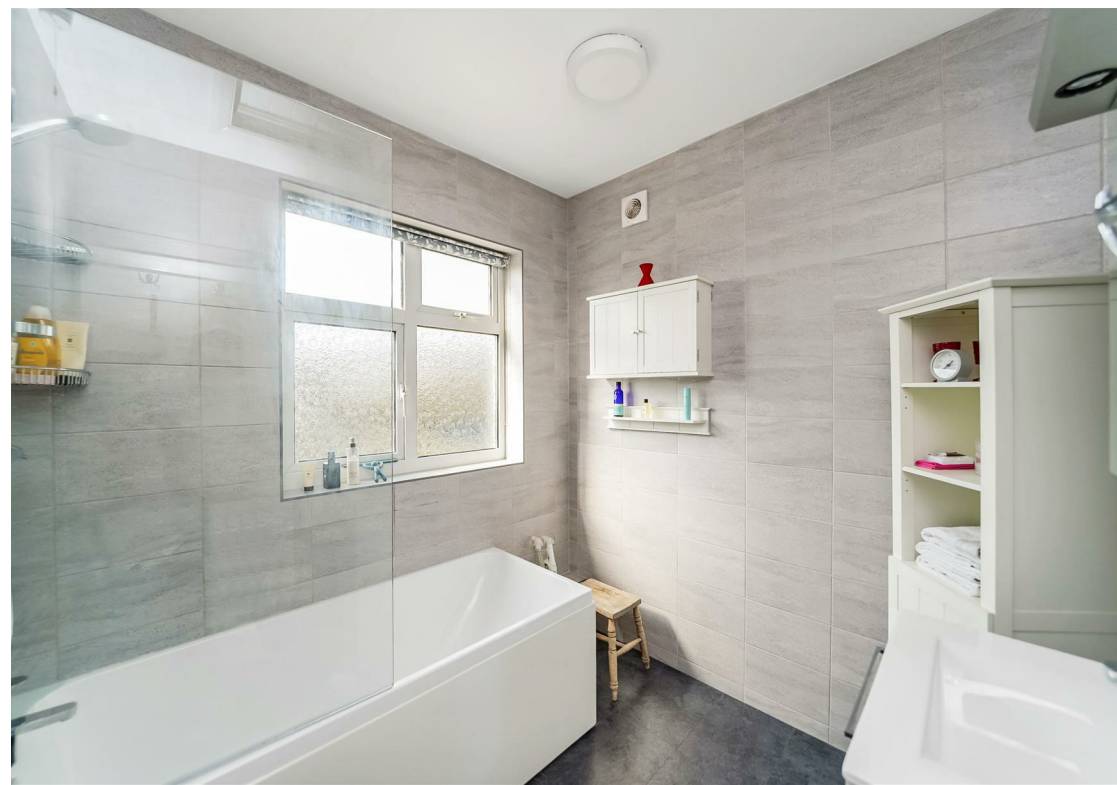
2



2

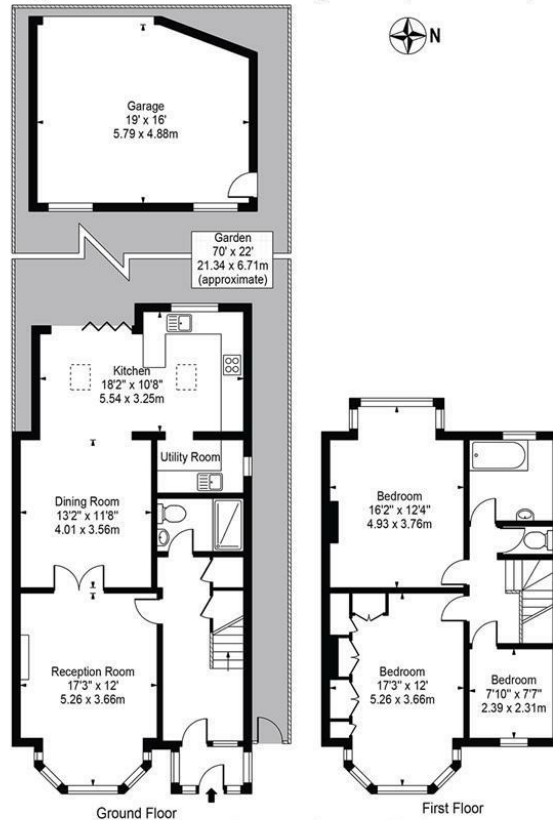








Forest Glade,
Highams Park, E4 9RJ
Approx. Gross Internal Area 1375 Sq Ft - 127.74 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 292 Sq Ft - 27.13 Sq M



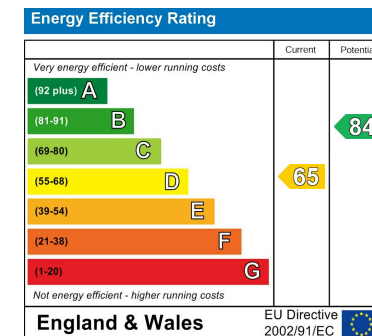
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk