



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

rics ipms2.com

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## 68 Forest Glade, Highams Park, London, E4 9RH

Guide Price £1,100,000

- Four bedroom semi-detached
- Two reception rooms
- Ground floor bedroom and shower room
- Short walk to Highams Park Station
- Highly sought after location
- Chain Free
- Large kitchen/breakfast room
- Detached garage with side access
- Close to schools, shops & Epping Forest
- Solar Panels

# 68 Forest Glade, London E4 9RH

A spacious and well-presented four-bedroom semi-detached home on the sought-after Forest Glade in Highams Park. Offering two reception rooms, a large kitchen, generous garden, and detached garage, this chain-free property is ideally located close to schools, local amenities, and Highams Park Station with direct links to Liverpool Street.



Council Tax Band: E



Nestled on the peaceful and sought-after Forest Glade in Highams Park, this beautifully presented chain-free semi-detached house offers an ideal blend of family living space and convenience. Thoughtfully laid out across two floors, the home boasts generous proportions, a spacious garden, and excellent potential for modern family life.

Upon entering, you're welcomed into a bright hallway that leads to two well-appointed reception rooms — ideal for both formal entertaining and relaxed family time. The rear reception opens directly onto a lovely private garden, perfect for summer gatherings or a quiet morning coffee. A large, light-filled kitchen/breakfast room also enjoys direct garden access, making it the heart of the home. A ground-floor bedroom and full bathroom add flexibility for guests, older relatives, or a home office setup.

Upstairs, the property features three bedrooms, including two large doubles with charming bay windows that add both light and character. A contemporary family bathroom completes the first-floor layout. The property also benefits from a detached garage at the rear, accessible via a private side passage through the garden, providing valuable storage or potential workshop space.

Located in the heart of Highams Park, the home is within easy reach of excellent local amenities, including popular cafes, restaurants, and independent shops. Highams Park Overground Station is just a short walk away, offering direct services to London Liverpool Street in under 25 minutes, making it ideal for commuters. The area is also known for its strong community feel, green open spaces such as Highams Park Lake and Epping Forest, and well-regarded schools.

This is a rare opportunity to secure a substantial family home in a prime residential location with no onward chain — ready to move into or personalise to your taste.