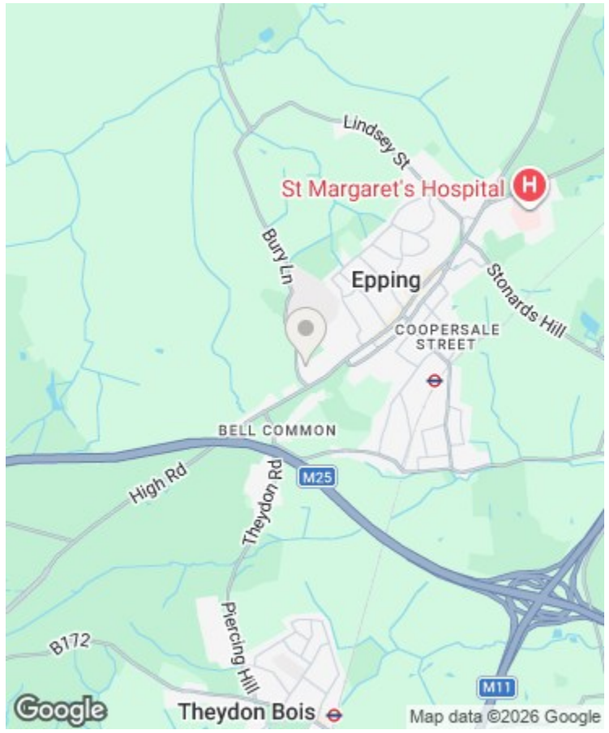
william rose



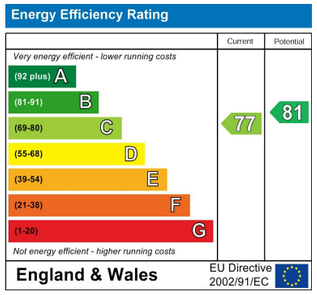

## Directions

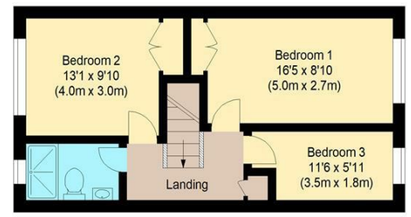
## Viewings

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

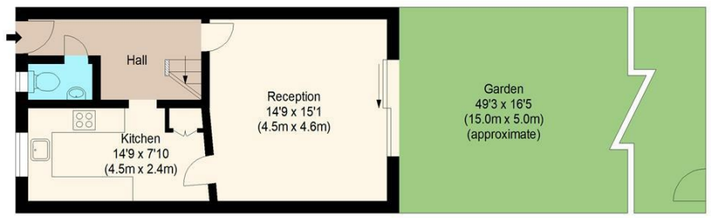
## EPC Rating

C




First Floor




Ground Floor

william rose
Highfield Place, CM16

Approximate Gross internal Floor Area : 81.00 sq m / 872 sq ft

Certified Property Measurer

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.

lpaplus.com

Date: 17/06/2025













# 18 Highfield Green, Epping, CM16 5HB

£490,000

- 3 bedrooms
- Stunning garden
- Garage
- Close to Epping Forest
- Overlooking aurround farm land
- Excellent condition
- Rear access
- Bright and airy lounge
- Short walk to Central Line
- Popular road

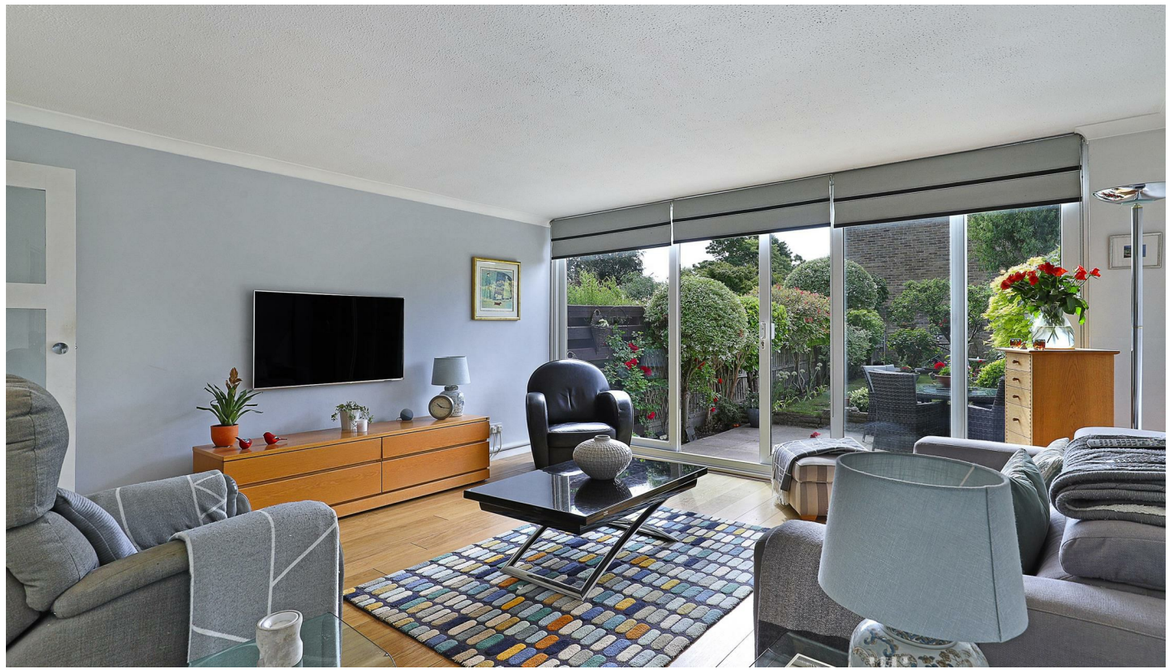
475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

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# 18 Highfield Green, Epping CM16 5HB

This charming three bedroom house has been well maintained by its current owners and located in a quiet residential cul-de-sac within a short walk to High Road, Epping Forest and Central Line.

3 | 1 | 1 | C | Council Tax Band: D







Located in the sought-after Highfield Green area of Epping, this beautifully maintained mid-terrace home offers spacious, contemporary living with a warm, family-oriented feel, perfect for buyers seeking both comfort and convenience.
Upon entering, you're welcomed by a bright entrance hall leading to a sleek ground-floor cloakroom. The modern kitchen is well-equipped with ample counter space, ideal for both everyday use and entertaining. At the rear, the light-filled lounge/diner provides the perfect setting for stylish loving, with elegant French doors opening onto the garden, seamlessly connecting indoor and outdoor spaces.
Upstairs, the home features three well-proportioned bedrooms, each offering a peaceful retreat, along with a family bathroom.

The rear garden is a real highlight, measuring approximately 50 feet in length and thoughtfully designed for both relaxation and entertaining. It boasts two generous patio areas, a manicured lawn, mature trees, and colourful planting, with a rear gate providing convenient access.

Further benefits include a garage en bloc and additional parking close by. Ideally located just a short walk from Epping High Street, the Central Line station, and the highly regarded St John's School, this home also enjoys easy access to Epping Forest and surrounding farmland, ideal for walking, cycling, and a range of outdoor pursuits.
This is a rare chance to secure a home that blends modern style with classic appeal in one of Epping's most desirable neighbourhoods.

## Property Information / Disclaimer

FREEHOLD
Council Tax Band: D
EPC - C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.