



THE AVENUE, HIGHAM PARK
£4,750 Per Calendar Month
5 Bed House - Semi-Detached



Features:

- Semi Detached Edwardian House
- Five Bedrooms
- Three Bathrooms
- Stunning High Spec Finish
- Close to 2000 Square Foot
- CCTV & EV Charging Point
- South East Facing Garden
- Large Private Driveway and Side Access
- Short Walk to Epping Forest

An epic and exceptional five bedroom, three bathroom semi detached townhouse in the leafy green environs of Highams Park. Flawlessly cover ready with a mix of vintage and contemporary style, you're also just moments from Highams Park overground.

Artfully laid out over three immaculate storeys and a bare shade under 2000 square feet, this family home redefines high end, Highams Park living.

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IF YOU LIVED HERE...

Stroll up that gravelled, four car driveway and take in your immaculate frontage; classic brick with original timber trim. Inside timeless vicarage tiling runs underfoot in your hallway, with cast iron radiators and heritage wallpaper up to the dado rail completing the vintage atmosphere. Your first reception is a substantial 180 square foot, with artfully restored original timber floorboards, jet black period fireplace and plenty of natural light from the box bay window. Continue along the hallway and the first of your three bathrooms is boldly finished in cobalt blue tilework

Now the real expanse of your vast ground floor opens up before. Your kitchen, diner and sitting room combine in an expertly arranged, open plan affair with dusky blonde hardwood floors, a charming bank of skylights with matching window seat and a period timber mantel and hearth home to a HETAS approved eco wood burning stove. A rear wall of bifolding, triple glazed UV-reflecting, Crittall doors adds still more natural light while your kitchen neatly wraps around to the back, with marbled worktops, sleek cream cabinetry and appliances from Samsung, Delonghi, Kohler and Neff. Throw open the doors and invite the outside in to open it all up to your vast south east facing garden. We'll get out there shortly.

Upstairs and your principal bedroom is a bright and spacious 250 square feet, every inch immaculate in tranquil cream walls and flawless vintage flooring. A pair of similarly styled doubles round out the first floor sleeping arrangements, no box rooms here, while your second family bathroom ingeniously blends a walk through rainfall shower and tub. Upstairs again and your third storey offers two more double bedrooms with glorious treetop vistas front and back. The rearmost, overlooking your splendid garden, completes the property with bathroom three, a vintage en suite boutique affair with vessel sink and artful metro tiling.

Highams Park station is just three minutes on foot and will get you directly to Liverpool Street in twenty three, for an enviable door to door City commute despite your serene green surroundings. The rolling nature of Highams Park itself is just ten minutes away, for glorious views of the city skyline, the beloved Highams Park Lake and iconic Humphry's Cafe, fine purveyors of tea and cake named in honour of the lake's eighteenth century creator, Humphry Repton. Keeping things local, you have a number of cafes and all your day to day essentials gathered around the station just moments away, as well as The Stag and Lantern Micropub and Vino Tap, ideal for craft ale aficionados and wine lovers respectively.

WHAT ELSE?

- Don't forget your garden. Professionally landscaped, lush and south east facing for perfect morning sun, it all starts with a handsome sunken courtyard blending seamlessly with your sitting room via those Crittall doors. Stone steps ascend to tiered beds and lush green lawn, ending in a substantial brick outbuilding and mature greenery.
- There's a whole host of covetable extras elevating this already incredible home, starting with an EV charging point and an integrated alarm CCTV. You have new electrics, new plumbing, a new boiler and your roof is new and fully insulated, with zinc cladding on the Dormers and skylights.
- You have fifteen schools all within a mile of your new home. The well regarded Highams Park School is just five minutes around the corner for secondary years and 'Outstanding' sixth form provision. Oakhill Primary, just half a mile on foot, also achieved an 'Outstanding' rating at its latest inspection.

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Garden
110'0" x 24'2"

Garden Studio
20'11" x 10'0"

Driveway
45'0" x 24'2"

Reception Room
13'1" x 13'10"

Reception Room
10'9" x 10'11"

WC



Kitchen/ Dining Room
17'3" x 14'6"

Bedroom
17'10" x 13'8"

Bedroom
11'5" x 7'10"

Bedroom
12'0" x 10'11"

Bathroom

Bedroom
15'5" x 11'1"



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