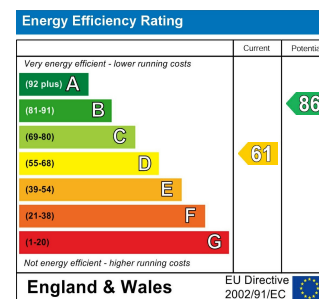
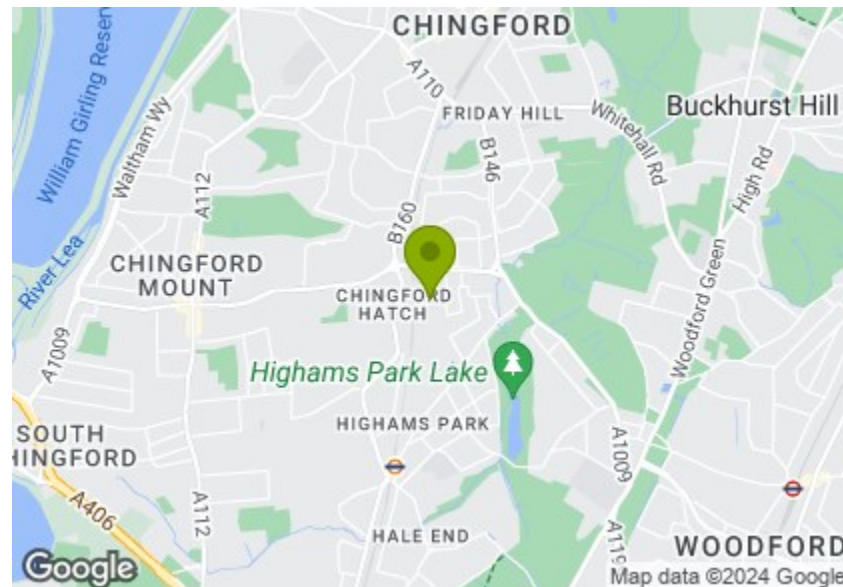




Total Area (Excluding Garage's): 142.3 m² ... 1532 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## MANOR WAY, HIGHAMS PARK

### Offers In Excess Of £775,000 Freehold 3 Bed House



#### Features:

- Three Bedroom House
- Detached 1930's
- Private Driveway and Garage
- Approx 1532 Square Foot
- Short Walk to Epping Forest
- Potential To Extend (STPP)
- Downstairs WC
- Easy Access to Highams Park and Chingford
- Large Plot
- Just Over One Mile On Foot To Highams Park Station

A grandly proportioned, three bedroom, fully detached 1930s family home, occupying a substantial corner plot on a quiet turning moments from Epping Forest. You have 1500 square feet of living space here, plus twin garages and a huge rear garden.

Those impressive period proportions still have plenty of potential for further development. With your loft space so far unexplored you could follow your neighbours' lead and add your own whole new storey (subject to the usual permissions).

REQUEST A VIEWING  
0203 369 6444

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



IF YOU LIVED HERE...

You'll stroll up your sweeping driveway to that striking red front door, and inside to the welcoming hallway with plenty of incidental space for bags and coats. The first of your twin receptions (and perhaps the start of a future through lounge?) is on the right, 180 square feet and full of light, thanks to that large bay window inset with stained glass. Blonde hardwood runs underfoot and it's all finished in striking mint green.

Your second reception and dedicated dining room is to the rear, with a charming vintage hearth and mantel taking centre stage, and French doors looking out onto your garden. It's quite a garden too; a vast expanse of lawn surrounded by thriving screening greenery, barely overlooked and with nothing but clear sky on the horizon. Back inside and your kitchen's home to cream cabinets and a smart metro tile splashback, with leafy garden views over the sink.

Upstairs your principal bedroom's a substantial 160 square foot double, with a bay window and soft carpet, it's currently in use as yet another reception room. Next door you have a dual aspect single (currently in use as a study) and bedroom three sits to the rear overlooking that fabulous garden. Your family bathroom completes things in fine vintage style, while those twin garages offer

plenty of potential. The larger of the two comes in at over 300 square feet, skylit and ideal for use as a huge home working space, gym or workshop.

Outside, the endlessly explorable expanse of Epping Forest is just ten minutes from your front door. Perfect for morning jogs or evening strolls, you can follow the greenery South to the splendid city views of Highams Park, or North to Chingford Golf Course. Perfect for blowing away the cobwebs. Highams Park overground station is a pleasant twenty minute stroll or four minute cycle, and from here it's a mere twenty three minutes direct to Liverpool Street, for a simple and speedy City commute.

WHAT ELSE?

- Local schools are chiefly excellent, with three 'Outstanding' and fourteen 'Good' primary/secondaries all less than a mile away on foot.
- With that large driveway you have plenty of private parking whatever you use your garages for. Drivers can be on the North Circular in less than ten minutes.
- Your new local is the Larkshall Pub, affectionately known as The Lark. Here you'll find a warm welcome along with a diverse, delicious menu. All just five minutes from your front door.



A WORD FROM THE OWNER...

"It's a safe, friendly neighbourhood for families. Also, an easy walk to the station for access to the city or the tube at Walthamstow. We have lived here for many years, but now it's time to downsize."

REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception 1**  
12'1" x 15'7"

**Bedroom 3**  
10'7" x 12'0"

**Reception 2**  
10'7" x 12'0"

**Bathroom**  
7'5" x 9'10"

**Kitchen/Diner**  
10'5" x 9'8"

**Garage 1**  
7'8" x 27'9"

**Bedroom 1**  
10'7" x 15'7"

**Garage 2**  
18'4" x 20'6"

**Bedroom 2**  
7'4" x 9'5"

**Garden**  
47'6" x 37'8"



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM