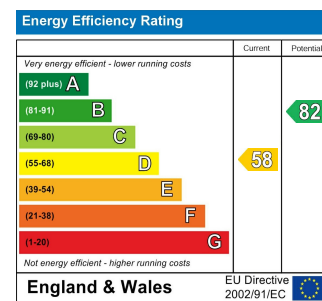
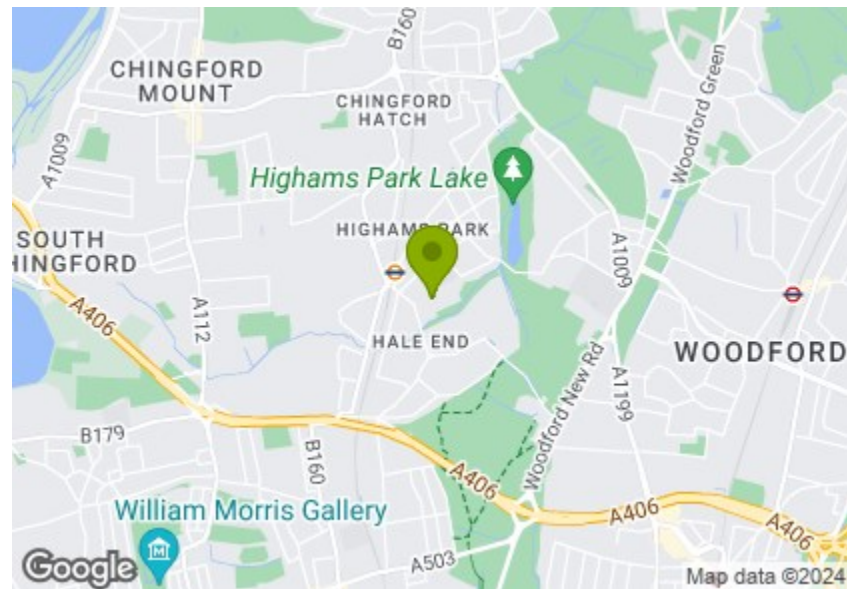


Total Area: 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## SILVERDALE ROAD, HIGHAMS PARK

### Offers In Excess Of £765,000 Freehold

### 3 Bed House - End Terrace



#### Features:

- Three Bedroom House
- End of Terrace Victorian
- Approx 1124 Square Foot
- Short Walk to Highams Park Station
- Potential to Extend (STPP)
- Close to Epping Forest
- Quiet Residential Location
- Side Access
- Downstairs WC
- Circa 30 Foot Rear Garden

A brilliantly bright and spacious three bedroom Victorian terrace, this lovingly maintained family home is situated just five minutes round the corner from Highams Park station, with the namesake rolling green parkland also within easy reach.

With plenty of potential for further development, this is a home that will serve the need of you and yours for years to come. Specifically, you could follow in the footsteps of your neighbours and add your own whole new storey with a Dormer loft conversion (subject to the usual permissions).

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0203 397 2222

**E4 & N17**  
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0203 369 6444

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

**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
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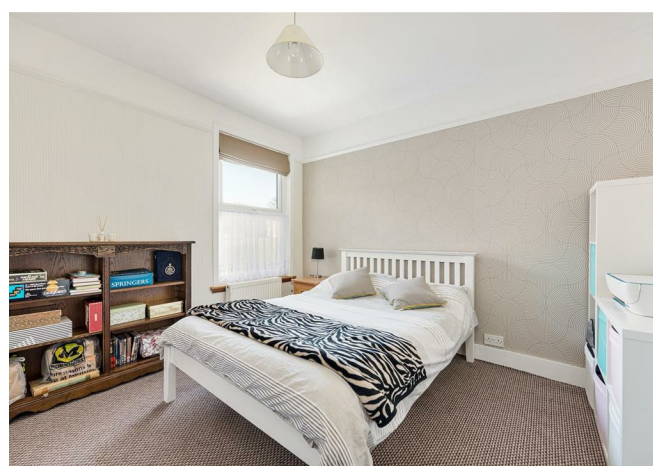
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**IF YOU LIVED HERE...**

You'll be stretching out in over 1100 square feet of living space behind that handsome brick frontage, every inch spotless and well appointed. Immediately on your right as you enter, you'll find your twenty four foot deep through lounge, finished in two tone grey and bisected by original timber dado and picture rails. Soft carpet lies underfoot, and a classic vintage hearth and mantel take centre stage.

To the rear, your utility room offers a skylit route to the garden as well as some indispensable utility space for laundry. Running parallel, your kitchen/diner comes in at 150 square feet with plenty of room for dining and a handsome suite of wood effect cabinets. Step past your cloakroom and storage for the rear garden, a mix of patio and immaculate lawn, home to twin sheds and barely overlooked with nothing but clear skies on the horizon.

Back inside and upstairs for your three bedrooms, all substantial double bedrooms with quality never sacrificed to quantity. Your handsome principal sleeper is a remarkable 180 square feet, with smart blonde laminate underfoot, tranquil pastel palette and large

bay window. Bedrooms two and three are equally stylish, while your family bathroom completes things in sandstone and white.

Outside and you're sat at the very end of your quiet no through road, for ultimate peace and quiet. As noted, Highams Park station is just five minutes away, with twenty three minute direct runs to Liverpool Street putting the City less than a half hour away door to door. Highams Park itself is just ten minutes on foot, the rolling greenery perfect for morning jogs, evening strolls and enjoying thrilling views over London.

**WHAT ELSE?**

- There's a growing choice of delectable watering holes clustering around Highams Park station, both the Stag & Lantern Micropub and Vino Tap wine shop and bar are well worth a visit of an evening, just five minutes walk away.
- Parents will be pleased to find no fewer than fifteen primary/secondary schools all less than twenty minutes on foot and all rated 'Outstanding' or 'Good' by Ofsted.
- Heading to the West End? Walthamstow Central is just two stops and five minutes from Highams Park, for quick swap to the Victoria line and twenty minute trips to Oxford Circus.



**A WORD FROM THE EXPERT...**

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL  
E4 BRANCH MANAGER

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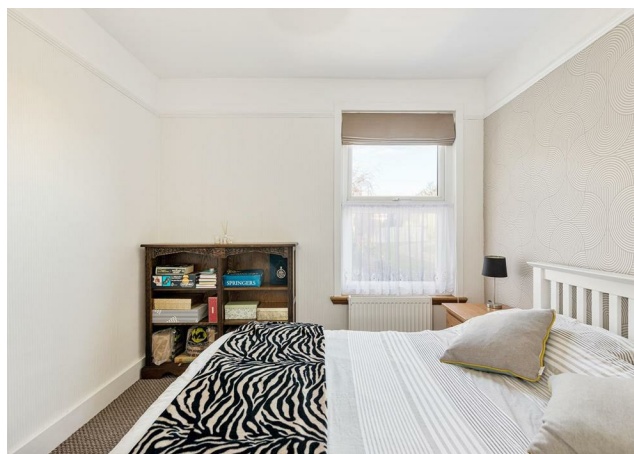




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**Reception Room**

24'5" x 11'5"

**Kitchen / Diner**

15'4" x 9'5"

**Utility Room**

11'10" x 4'11"

**Bedroom**

14'11" x 13'0"

**Bedroom**

10'11" x 9'9"

**Bathroom**

**Bedroom**

10'10" x 9'6"

**Garden**

29'6"



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