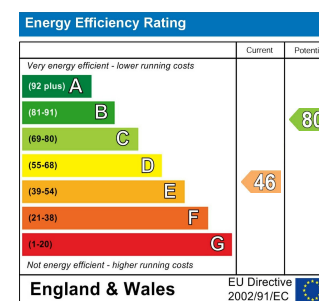
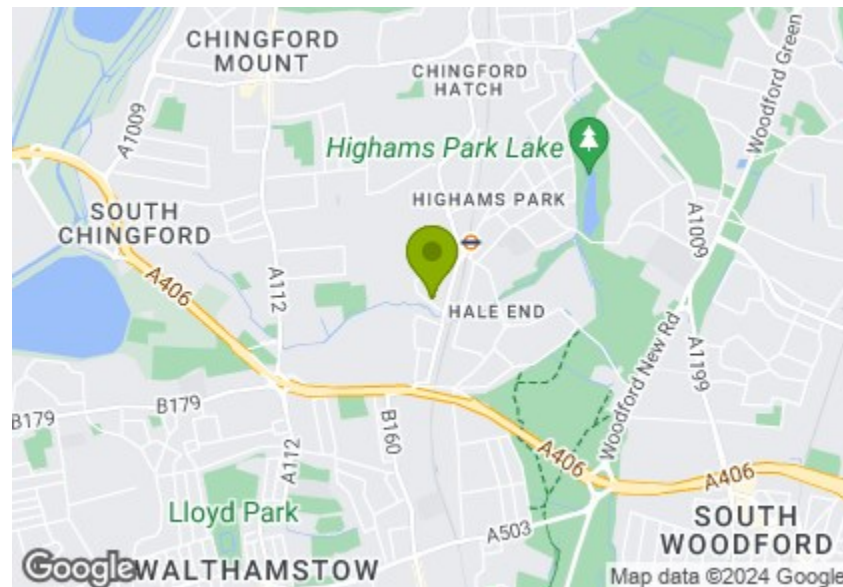


Total Area: 66.6 m² ... 717 ft²

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.



NEWBURY ROAD, HIGHAMS PARK

Offers In Excess Of £425,000 Leasehold 2 Bed Maisonette



Features:

- Two Bedroom House
- End of Terrace Victorian
- Short Walk to Highams Park Station
- Approx 717 Square Foot
- Downstairs Bathroom
- 96 Year Lease
- Short Walk to Epping Forest
- Side Access
- 36 Foot Rear Garden
- First Floor En-suite Bathroom

A charming two bedroom, two bathroom Victorian end terrace home, minutes from Highams Park. The pretty cottage-style red brick exterior has over 700 square foot of adaptable living space behind it, plus a secluded thirty foot rear garden.

There's plenty of space to play with here, from the generous kitchen with breakfast bar to a fantastic double-size bedroom. You're also in a superb spot, close to a variety of green spaces including Epping Forest, as well as being handy for public transport.

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0203 397 2222

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

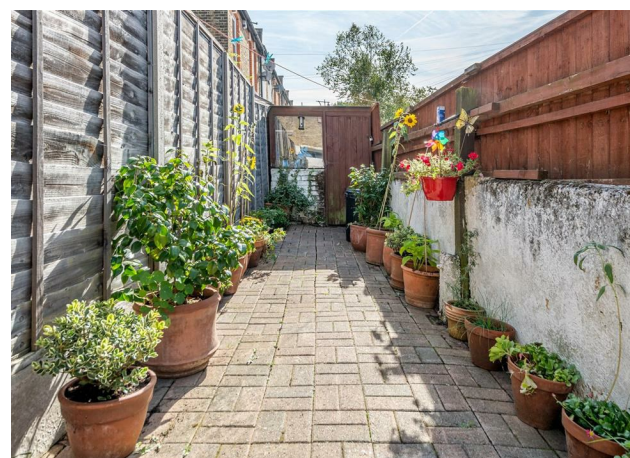
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IF YOU LIVED HERE...

You'll step into your entrance hall, see your carpeted stairs ahead and turn right into your lounge diner. Here you have 125 square foot of space, with engineered flooring underfoot. This leads into your bright, eighty five square foot kitchen, with breakfast bar under the window and warm wood worktops complementing glossy off-white units. A hallway leads to your downstairs bathroom. Sleekly tiled in pale grey, it has a large skylight and shower cubicle. At the end of the hall is the door onto your sunny, low-maintenance garden, with plenty of room for pots and outdoor dining.

Head back through the ground floor and up to your bedrooms. Your first is to the left and gives you 130 square foot to relax in. The walls are a soothing neutral, with cornicing to the ceiling. Your en suite sits to the end of this room, finished to the same high standard as the downstairs shower room, this time with a rainfall shower over the tub and lots of natural light. Lastly there's your spectacular master bedroom of close to 250 square foot, consisting of two spaces joined by an archway and a single step. The possibilities are endless for this versatile space.

You're just five minutes on foot from Highams Park for the Overground, which will see you to Liverpool Street in twenty five minutes direct, with trains every quarter of an hour. Twelve minutes' walk takes you into Epping Forest, and it's only a couple of minutes more to The Highams Park itself, where you can make new feathered friends on the lake or climb the hill to enjoy breathtaking views of London. The North Circular is under ten minutes away in the car too.

WHAT ELSE?

- Your new local is The Royal Oak, with its superbly snug beer garden and spectacular Sunday roasts. ?- You'll be happy to hear there's a lengthy lease on this property, so that's another box ticked.
- 'Outstanding' schools nearby include Oakhill Primary and Woodford County High School, but a short stroll away.



A WORD FROM THE OWNERS...

"The property is minutes from Highams Park Station, 23minutes direct train to London Liverpool St. Easy access to many lovely green space walks. Very close to a Lake in Highams Park, and also close enough to Epping forest. Lovely shops, cafes, restaurants & a large supermarket all on your doorstep!!! Also a great community feel, with great neighbours.."

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Lounge/Dining room

8'5" x 14'5"

Kitchen

8'10" x 10'4"

Bathroom

Garden

36'1" x 6'6"

Bedroom

10'8" x 12'9"

Ensuite

Bedroom

17'8" x 14'7"



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