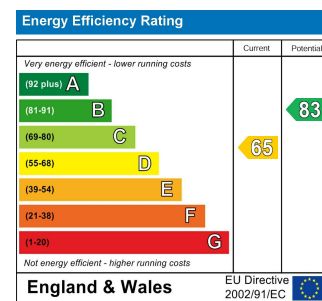


Total Area: 109.1 m² ... 1175 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



EDWARD AVENUE, HIGHAMS PARK Offers In Excess Of £650,000 Freehold 4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- 1930's Mid Terrace
- Potential To Extend (STPP)
- Short Walk to Highams Park Station
- Private Driveway
- Approx 1175 Square Foot
- Moments from Ainslie Wood
- Circa 60 Foot Private Rear Garden

A smartly appointed four bedroom family home, full of characterful finishing touches across three naturally bright storeys. It's all enviably sat on a quiet no through road in a leafy sweetspot between Highams Park & Chingford.

Highams Park overground station is a twenty minute walk (or a five minute cycle) and will get you straight to Liverpool Street just as quickly.

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

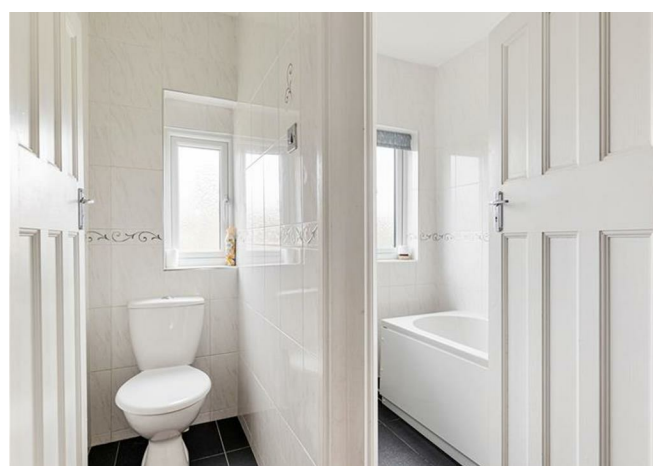
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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0203 325 7228

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IF YOU LIVED HERE...

You'll have a shade under 1200 square feet to stretch out in, including a superb 300 square foot through lounge. In here, a pristine white paintjob makes the most of the natural light and a striking designer mantelpiece takes centre stage. To the rear, patio doors open onto your garden. It's an impressive outdoor solace – a lush, sixty foot lawn bookended by twin patios, secluded by high timber fencing and screening greenery.

Back inside, via your kitchen, and you have banks of pine cabinets top and bottom with dark marbled counters in between. Upstairs, you have large double bedrooms front and back, both featuring ranks of bespoke floor to ceiling storage. Bedroom three's a single, currently in use as a home office, while your family bathroom and WC are handily separated, and finished in slate grey flooring and white tilework. Finally, in to the converted loft for your skylit 180 square foot fourth sleeper. A beauty.

Outside and, as noted, you're just twenty minutes on foot from Highams Park station. As well as direct runs to Liverpool Street you can also ride two stops and five minutes for Walthamstow Central,

and a quick swap to the Victoria line. Craft beer fans and wine lovers will both have plenty of reasons to stay local though – just across from the station are The Vino Tap and The Stag & Lantern Microbrewery. Both well worth a visit.

WHAT ELSE?

- Highams Park itself, with its famous lake and superb views across London, is just a half hour stroll or nine minute bike ride. Be sure to grab some coffee and cake at Humphry's Cafe, named after the lake's nineteenth century creator.
- You have a private driveway, and drivers can be on the arterial North Circular in just five minutes.
- Parents will be pleased to find seventeen primary/secondary schools, all less than a mile away on foot, all rated 'Outstanding' or 'Good; by Ofsted.



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

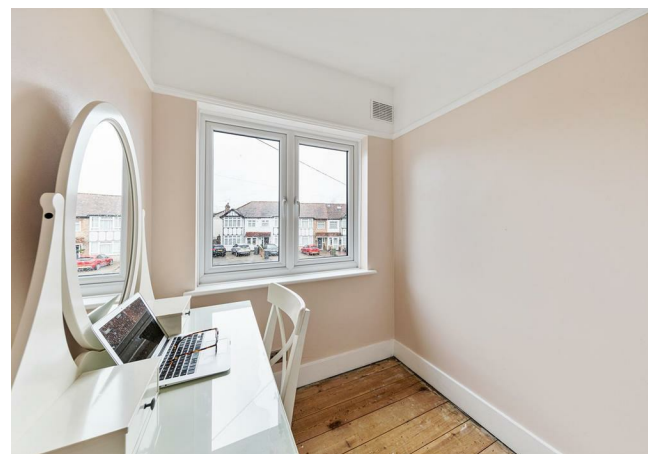
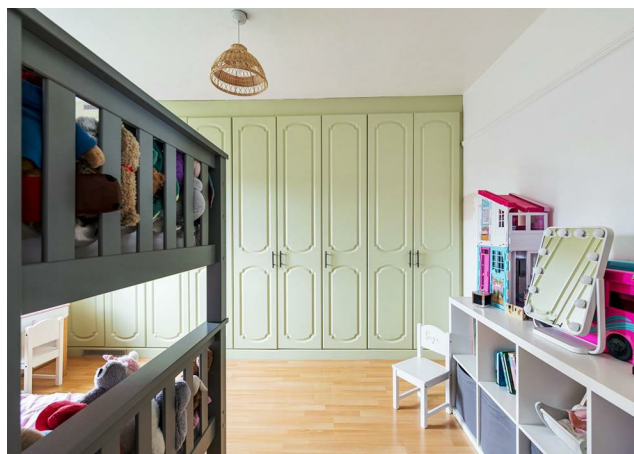
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Reception Room
27'0" x 12'3"

Bedroom
12'7" x 9'8"

Kitchen
8'8" x 6'3"

Bathroom

Bedroom
7'8" x 5'10"

WC

Bedroom
14'4" x 11'5"

Garden
59'0"



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