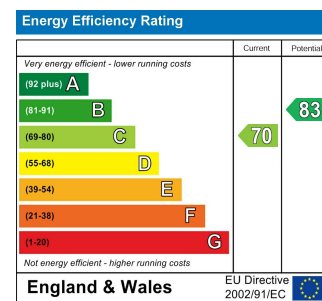
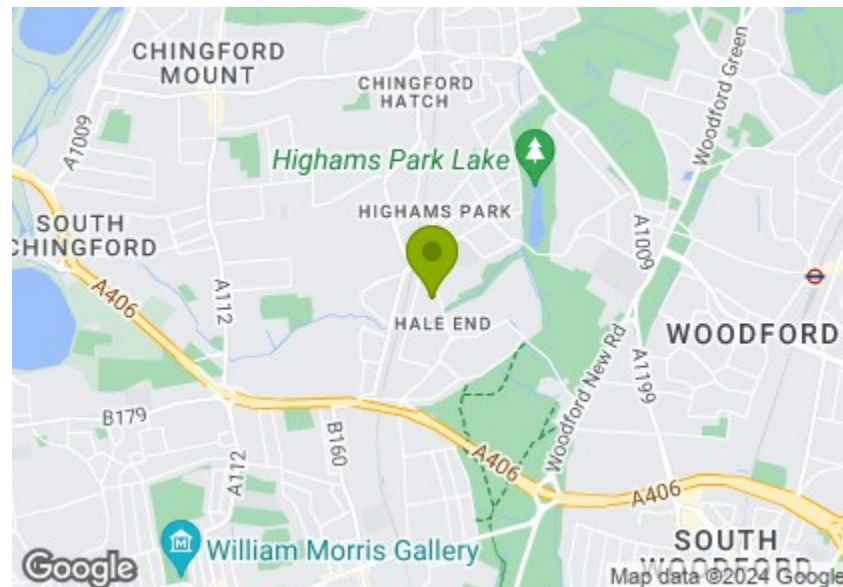




Total Area: 130.9 m² ... 1409 ft² (excluding eaves storage, garden studio)
All measurements are approximate and for display purposes only.



PRESTON AVENUE, HIGHAMS PARK

Offers In Excess Of £950,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedroom House
- Victorian Mid Terrace
- Moments from Highams Park Station
- Approx. 1409 Square Foot
- Potential To Extend (STPP)
- Circa 50 Foot Rear Garden
- Short Walk to Epping Forest
- Garden Studio/Office
- Timber Framed Sash Windows Throughout
- Two Bathrooms

A thoroughly beautiful four bedroom family home, brimming with vintage character and contemporary designer flourishes alike. You have a glorious garden to the rear, with a versatile studio, and Highams Park station is just five minutes on foot.

Dual aspect, fully powered and insulated, your substantial garden studio is the perfect home office away from home, for that all important work/life separation.

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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

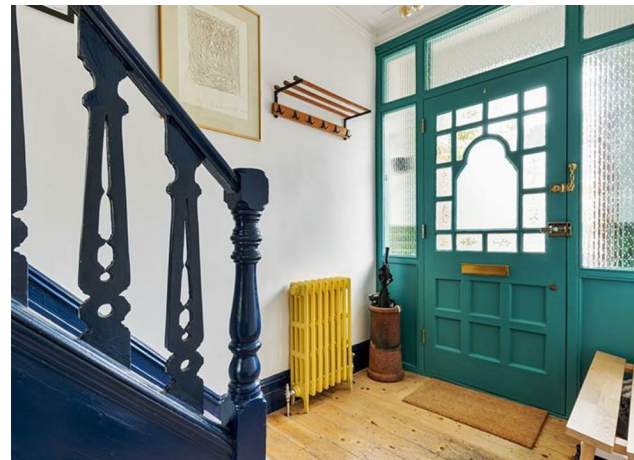
E8, E9, E5, N16, E3 & E2
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0203 325 7228

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IF YOU LIVED HERE

You'll have over 1400 square feet to spread out in behind that striking Victorian frontage, with perfectly preserved timber beams and immaculate brickwork. Inside your front reception accounts for a substantial 200 square feet, with original timber floorboards, wood burner in the tiled hearth, bespoke open shelving and of course that gloriously bright bay window. As impressive as it is, the best is yet to come.

To the rear everything blooms out into the open plan, 330 square foot kitchen and second reception, with a second wood burner to keep things cosy, and all full of natural light courtesy of floor to ceiling French doors and a wealth of further windows illuminating the kitchen area. In here the vintage timber gives way to charming terracotta tiling and a suite of royal blue cabinets, with brass fittings, sat below marbled worktops and a classic letterbox splashback.

Step out here and onto a sheltered patio leading to that glorious garden. Your lush and immaculate lawn is flanked for its entire length by flourishing foliage, for the best kind of privacy, before ending in a secluded seating area and of course that splendid studio. Back inside and upstairs your principal bedroom leads your fleet of sleepers in style, 190 square feet, with vintage timber floorboards, bay window and bespoke built in storage.

Next door bedroom two is similarly styled and plentifully spacious, while to the rear bedroom three's strikingly finished in powder purple and original timber. Your family bathroom completes the storey in fine style, with metro tiles from floor to hip and a canary yellow colour scheme to the ceiling. There's a tub plus dedicated walk in rainfall shower. Upstairs again, and your ingeniously converted loft is home to your 175 square foot fourth bedroom, dual aspect between a wide rear window and skylights, and complete with a boutique en suite.

WHAT ELSE?

- As noted, Highams Park station is just five minutes on foot, with direct twenty three minute runs to Liverpool Street putting the City less than a half hour away door to door. Alternatively, ride two stops and change at Walthamstow Central for the Victoria line.
- You have fifteen 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot.
- Highams Park itself is just over a half mile on foot, for rolling greenery, epic views of the London skyline and the famous Highams Park Lake.



A WORD FROM THE OWNERS.....

"We have loved living in this house and bringing up our children in such a lovely environment. The local schools are excellent and there is a diverse and multi generational community that is very supportive that has been a joy to live amongst."

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Reception Room
15'8" x 13'0"

Bathroom
8'6" x 7'8"

Kitchen/ Reception Room
22'8" x 19'4"

Bedroom
17'6" x 11'7"

Bedroom
15'7" x 11'7"

En Suite
7'9" x 5'2"

Bedroom
9'4" x 7'2"

Garden
52'5"

Bedroom
12'1" x 10'4"

Garden Studio



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