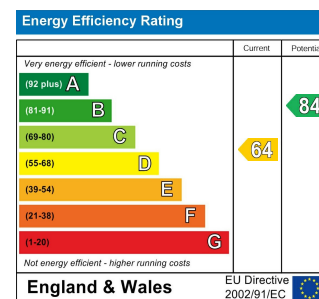
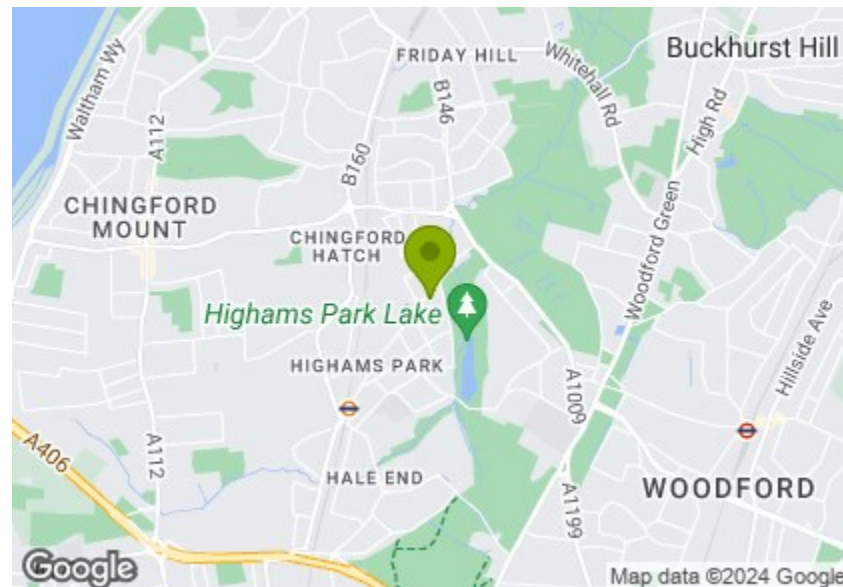


Total Area: 105.3 m<sup>2</sup> ... 1134 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



## NIGHTINGALE AVENUE, HIGHAMS PARK Offers In Excess Of £760,000 Freehold 3 Bed House - End Terrace



### Features:

- Three Bedroom House
- 1930's End of Terrace
- Moments from Epping Forest
- Approx. 1134 Square Foot (excluding garage)
- Potential to Extend (STPP)
- Downstairs Bathroom
- Circa 70 Foot Rear Garden
- Private Driveway
- Short Walk to Highams Park Station

A substantial three bedroom 1930s semi-detached, enviably sat on a tranquil tree-lined street on the borders of Epping Forest and Highams Park. You have over 1100 square feet of artfully appointed living space, plus garage and rear garden.

Even these substantial proportions can be improved upon. With your loft space so far unexplored you have scope to add your own whole new storey, as some of your neighbours have done (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

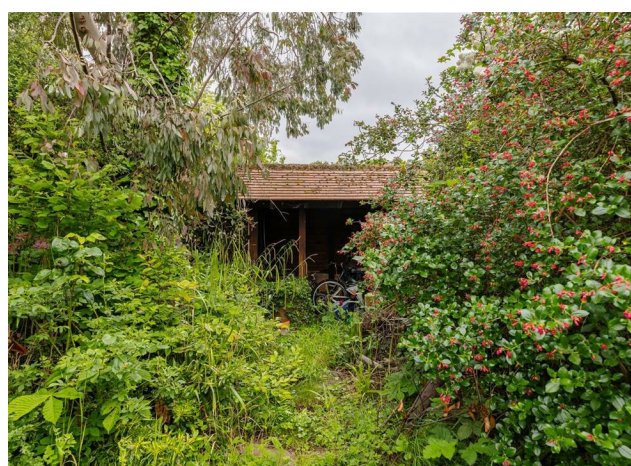
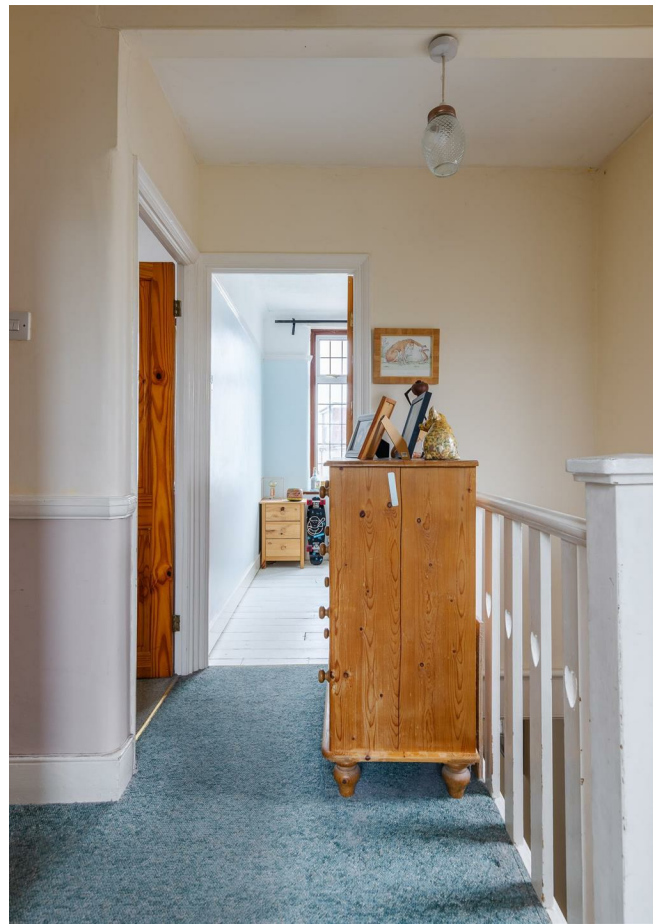
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**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...

Step through the classic '30s storm porch and your broad hallway is floored in handsome hardwood, with stairs rising ahead and your vast through lounge on the right. 300 square feet and bathed in natural light from your leaded bow window, honey coloured hardwood flows underfoot in here, there's a mint green paintjob up to the picture rail, a vintage feature hearth taking centre stage and patio doors leading out to the garden.

Next door your kitchen's charmingly decked out with soft green cabinetry and timber style worktops, also featuring a double width stainless steel chef's oven. It's laid open to your dual aspect dining spot, in turn leading to the first of your two bathrooms in a smoky grey chic shower room, effortlessly stylish and including some handy utility space. A real boon on busy mornings. Now let's get out into that lengthy rear garden.

Out here you have a secluded patio giving way to a lovely lengthy riot of lush green lawn and flourishing greenery, screening you on all sides for complete seclusion. Upstairs and your principal bedroom's a handsome 135 square feet, with that broad bow window and a wealth of bespoke floor to ceiling storage. Another double and a generous single complete your sleeping arrangements, while your family bathroom's finished in a soothing mix of sky blue timber

panelling and a pristine white paintjob.

As noted the epic woodlands and open greenery of Epping Forest and Highams Park are just moments from your front door. Perfect for morning runs, evening strolls or just exercising furry friends. Highams Park in particular is renowned for its splendid skyline views over London and its lovely lake, created by turn of the century landscape gardener Humphry Repton and later made famous by Blue Peter. You can also enjoy a coffee at Humphry's Cafe, named for the man himself.

WHAT ELSE?

- Highams Park overground station is just over a half mile on foot for direct twenty three minute runs to Liverpool Street, putting the City around a half hour away door to door. Alternatively ride two stops and change at Walthamstow Central for the Victoria line.
- Your garage could serve as yet another development opportunity, but drivers can be on the North Circular in less than ten minutes.
- You have fifteen 'Outstanding' or 'Good' primary/secondary schools nearby, all less than a mile away on foot.



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

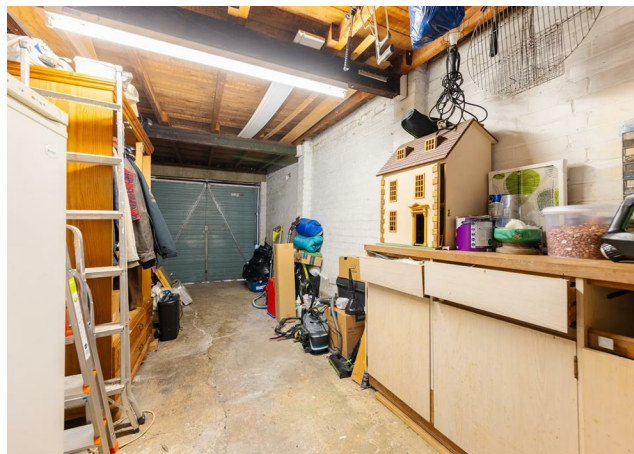
REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception Room**  
12'11" x 23'5"

**Bedroom**  
12'3" x 11'6"

**Kitchen**  
6'11" x 11'8"

**Bedroom**  
10'9" x 11'6"

**Dining Area**  
9'1" x 8'10"

**Bathroom**  
8'0" x 6'1"

**Shower Room**  
7'3" x 8'9"

**Garden**  
68'10"

**Bedroom**  
6'5" x 8'5"



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM