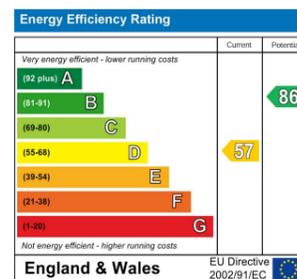




Total Area: 116.3 m² ... 1251 ft² (excluding eaves storage, storage)
All measurements are approximate and for display purposes only.



ALMA AVENUE, HIGHAMS PARK

Offers In Excess Of £800,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedroom House
- End of Terrace
- Potential to Extend (STPP)
- Approx. 1251 Sq Ft
- Close Proximity to Highams Park Station
- Easy Access to Walthamstow
- Excellent Condition
- A Short Walk to Epping Forest
- Two Bathrooms

An immaculate and elegantly presented, four bedroom, two bathroom end of terrace. With a beautiful private garden and Epping Forest only moments away, you'll have no shortage of outside space to explore, as well as that enticing interior.

Out in your garden, you'll find a large paved entertaining area, a generous section of lawn and a gravelled relaxation area to the rear. There's also some useful purpose built storage, perfect for storing garden furniture and barbecue tools.

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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

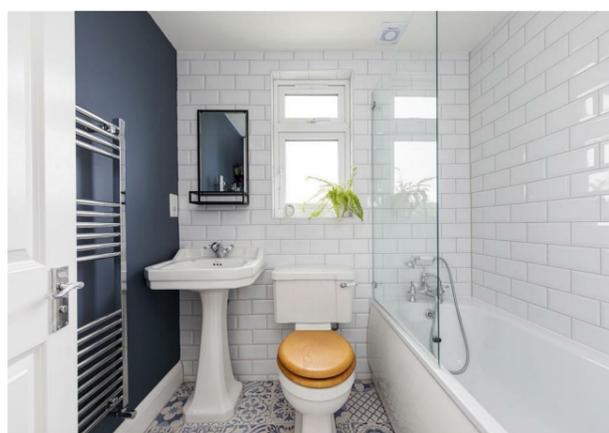
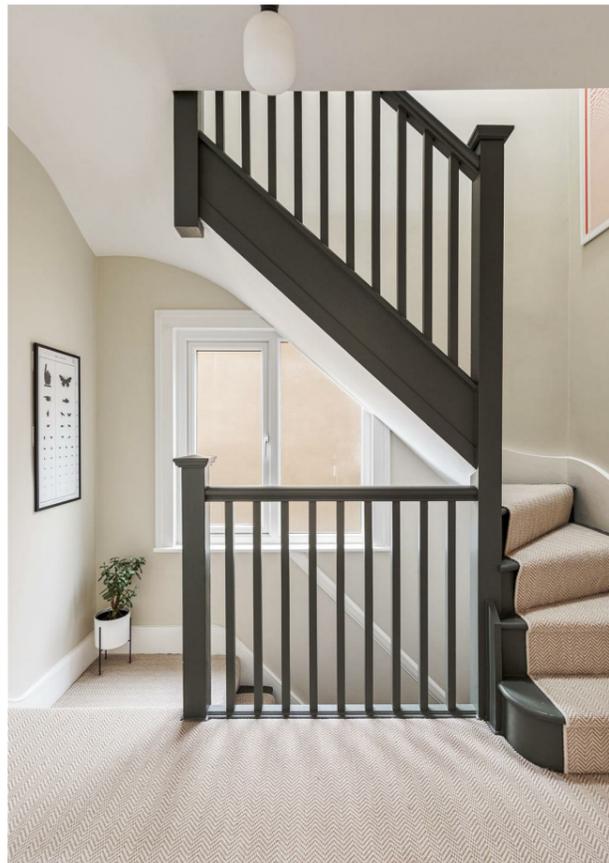
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

From the glorious bistro shuttered bow window to the lovingly restored timber flooring and vintage pewter hearth, your 180 square foot reception room makes for a charming welcome, finished in a mix of fern blue and classic white. In your bright entrance hallway, herringbone hardwood runs underfoot and through into your spacious open plan kitchen and diner. In here, smooth metal grey cabinetry is complemented by sleek white countertops and splashbacks.

A discrete modern extractor hood sits over the breakfast bar with integrated stovetop hub, facing onto your handsome dining area with custom cabinets and huge patio doors. Upstairs you'll find another bright bistro shuttered bow window in your principal bedroom, as well as a calming sage colour scheme and understated tiled fireplace. Your second and third sleepers also have bay windows and more of that gorgeous blonde timber flooring. Finally on this floor, you'll come to your sophisticated family bathroom, with floor to ceiling broad marbled tiles and a sizeable stroll in shower.

On the second floor you'll find a marvellous loft conversion with plenty of extra storage space in the eaves and three skylights flooding the stairwell and bedroom with natural light. There's an impressive 230 square feet of sleeper space, with an additional window providing rooftop views and the same elegant,

high quality design choices as the rest of your home. The charming en suite bathroom has a classic white suite and handset shower over the tub, all surrounded by glossy white tiling and matt navy paintjob.

Travelling into the City couldn't be easier, with Highams Park station only an eleven minute stroll from your front door. Here you'll find fast Overground services that take you through to Liverpool Street in twenty three minutes, or you can ride just a couple of stops to Walthamstow Central. There's a great selection of independent restaurants and gastropubs clustered around the station too. We'd recommend trying some of the delicious cocktails and Mediterranean cuisine at Yaz Restaurant, or sampling some of the fine wines at Vinoramica.

WHAT ELSE?

- Parents will be pleased to find twenty one primary and secondary schools within a mile of your home, all rated as 'Outstanding' or 'Good' by Ofsted.
- In ten minutes on foot, you'll arrive at the Wadham Road entrance to Epping Forest. Trails lead you up to Highams Park Lake or down to Hollow Ponds, both much loved outdoor spots for boating and summer picnics.
- The Peter May Sports Centre, a modern sports and leisure installation with a wide range of indoor and outdoor sports facilities, is only half a mile on foot from your new home.



A WORD FROM THE OWNER...

"We have thoroughly enjoyed our time on Alma Avenue. There is such a close community feel and the neighbours have been so welcoming, right from day one. There are street parties for celebrations, everyone is very respectful and courteous and you can feel the support from everyone around you. It is a lovely quiet, friendly and peaceful road. Highams park is a wonderful place to be. Although part of London, it feels like it could be a little village tucked out in the country (but with a quick commute into the city!). You get to know who runs the local businesses and really settle in to become part of the community. There are an abundance of green spaces, plenty of places to walk the dog, or just enjoy nature for a while. This is a wonderful place to call home, full of friends."

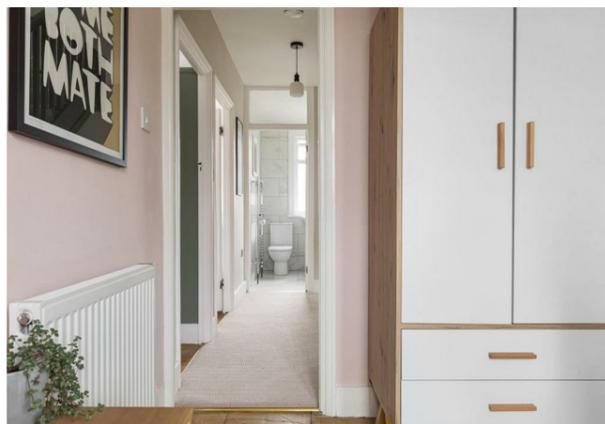
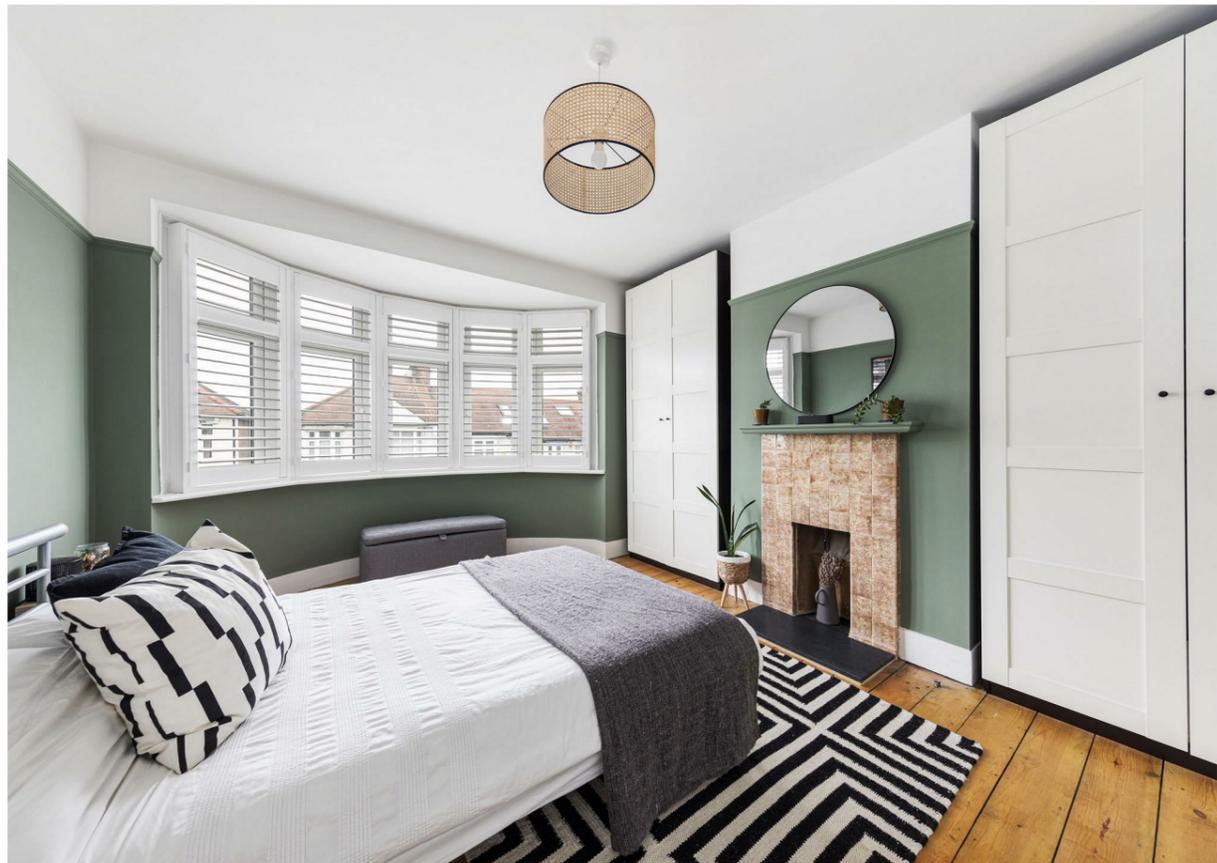
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Reception Room
14'0" x 12'8"

Kitchen/Reception Room
18'9" x 12'4"

Storage

Bedroom
8'0" x 6'11"

Bedroom
14'5" x 11'6"

Bedroom
11'6" x 11'5"

Shower Room
6'10" x 5'6"

Bedroom
17'11" x 13'10"

Eaves Storage

Bathroom

Garden
65'7"



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