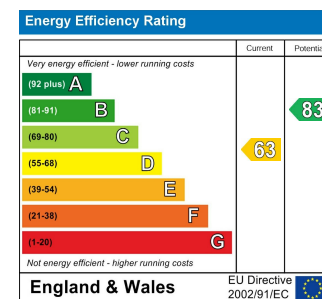




Total Area: 125.7 m<sup>2</sup> ... 1353 ft<sup>2</sup> (excluding shed, eaves storage)  
All measurements are approximate and for display purposes only.



## ROLLS PARK ROAD, HIGHAMS PARK

### Offers In Excess Of £700,000 Freehold

### 4 Bed House



#### Features:

- Four Bedroom House
- Mid Terrace 1930's
- Short Walk to Highams Park Station
- Approx. 1353 Square Foot
- Private Driveway
- Moments from Ainslie Wood
- Circa 30 Foot West Facing Garden
- Two Bathrooms
- Rear Access
- Quiet Residential Location

An artfully extended, four bedroom 1930s family terrace, the original architecture smartly developed to take in a handsome loft suite and open plan kitchen/diner. Ainslie Wood is right on your doorstep, a mere moment away for jogs and strolls.

Highams Park station is just twenty minutes on foot (or five by bike), for direct twenty three minute connections to Liverpool Street. A speedy and simple City commute, despite your leafy surroundings.

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0203 397 2222

**E4 & N17**  
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**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
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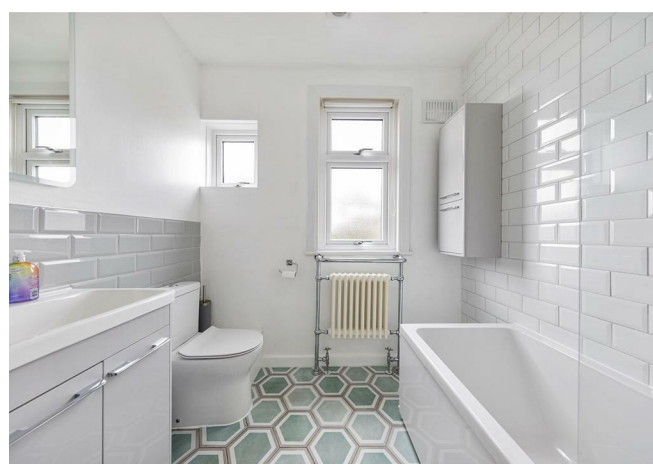
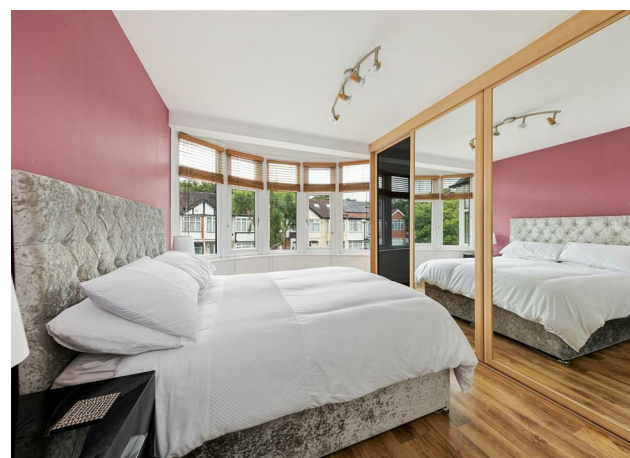
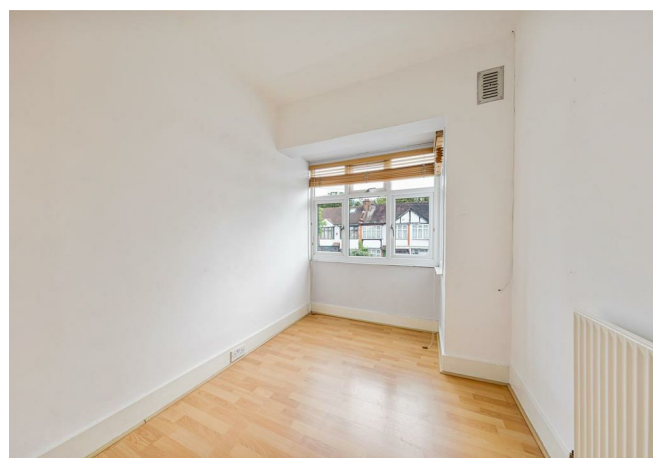
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IF YOU LIVED HERE...

First stop will be your front reception, where blonde hardwood flooring, a pristine white paintjob and that beautifully broad bow window combine to tremendous effect. A naturally bright 130 square feet this is a wonderful space for welcoming guests. Next door those hardwood floors give way to smart smoky slate tiling, as your second reception is laid seamlessly open to your bright kitchen/diner.

Once again pristine in white, and naturally lit by large skylights and wall spanning French doors to the rear, this is the family-focused heart of your new home. Artfully arranged, semi open plan and elegantly zoned, your kitchen features a wealth of cabinetry, oversized chef's oven and breakfast bar. Step outside for a broad patio and length of lawn, flanked by timber fencing and all ending in a large double shed.

Upstairs your principal bedroom is once again naturally bright thanks to a classic 1930s bow window, and finished with a striking pink blush statement wall and a wealth of custom mirrored wardrobes. Your remaining first floor sleepers are just as stylish,

while your family bathroom is gleaming and simple in white. Finally, your loft suite is suitably substantial and luxurious, dual aspect between twin skylights and a Juliet balcony, with blonde hardwood floors and a boutique en suite in sleek late grey.

WHAT ELSE?

- Evenly divided and totalling well over 120 square feet, your large garden shed offers all sorts of intriguing possibilities for further development, perhaps as an ideal home office? It also leads handily out to a private access path running along the back of the terrace.
- You have a driveway with space for two cars. Drivers can be on the arterial North Circular in less than ten minutes.
- Parents have a choice of fifteen 'Outstanding' or 'Good' primary/secondary schools, all less than a mile away on foot. The 'Outstanding Selwyn Primary is just ten minutes on foot.



WORD FROM THE OWNER

"Lived at the property for 26 years. Benefits - walking distance from Highams Park train station + bus stops close to Anslie woods + larkswood woods local memorial park. Sports fields - football, cricket, tennis. etc. Close to local leisure centres, close to schools, walking distance to shops. Nice neighbourhood with nice neighbours"

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**Reception Room**  
11'11" x 11'2"

**Bedroom**  
10'7" x 6'10"

**Reception Room**  
11'3" x 11'1"

**Bathroom**  
7'4" x 7'3"

**Kitchen / Diner**  
17'10" x 16'4"

**Bedroom**  
18'5" x 12'7"

**Bedroom**  
11'3" x 10'7"

**Shower Room**  
7'5" x 6'0"

**Bedroom**  
11'2" x 10'11"



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