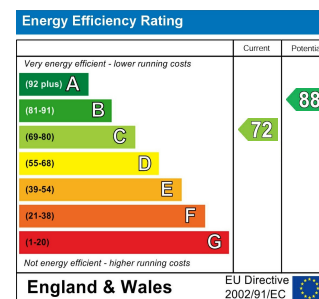
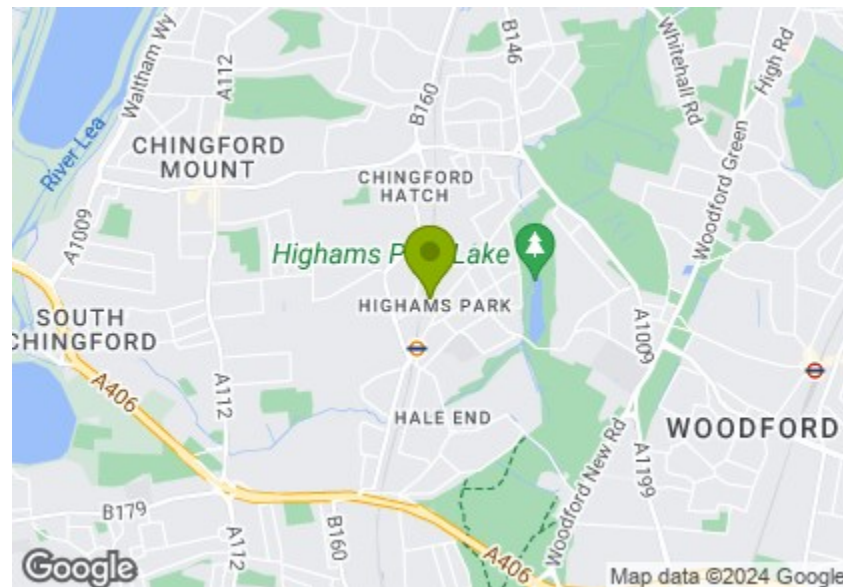


Total Area: 112.7 m² ... 1213 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



RICHMOND AVENUE, HIGHAMS PARK

Offers In Excess Of £675,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace 1930's
- Potential to Extend (STPP)
- Short Walk to Highams Park
- Moments from Epping Forest
- Quiet Residential Location
- Approx. 1213 Square Foot
- Close to Local Amenities

A naturally bright, three bedroom 1930s family terrace, brimming with colour and character throughout, and a large garden to the rear. You're perfectly placed too, with Highams Park and its namesake overground station both within easy reach.

With a substantial loft space so far unexplored, you have plenty of potential here to develop this impressive home still further, possibly following in the footsteps of your neighbours and adding your own whole new storey (subject to the usual permissions).

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0203 397 2222

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

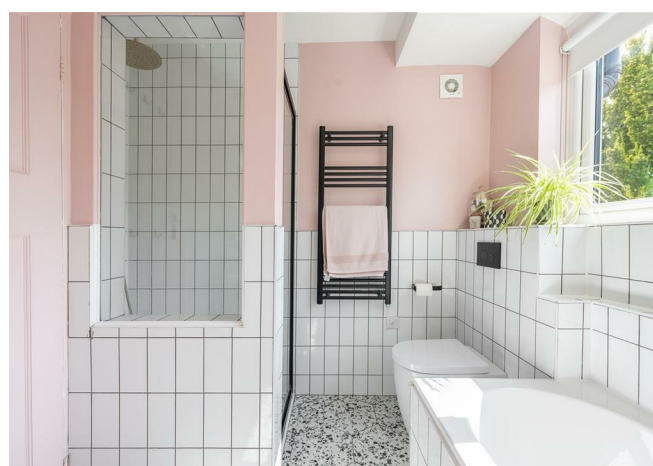
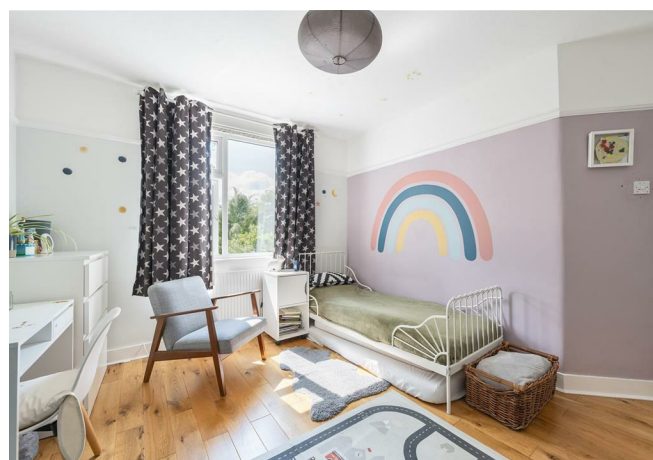
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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IF YOU LIVED HERE...

First stop will be your striking, 200 square foot, bow windowed front reception, finished in stately royal blue up to the picture rail, perfectly complemented by blonde hardwood underfoot. Next door your second reception flows seamlessly into your skylit kitchen/diner, pristine white and naturally bright, with complementary cabinetry, timber worktops and a full suite of integrated appliances (including a wine fridge). A handy utility room and spare WC complete the ground floor.

Step out from here into your garden, where a smart, expansive patio wraps around a length of lawn, all flanked by high timber fencing and barely overlooked, with nothing but clear skies on the horizon. Upstairs, and your principal bedroom's a handsome 150 square footer, with bow window and a wall full of integrated wardrobes. Your family bathroom's an ingenious affair in blush pink, white letterbox tilework and onyx trim, with tub and separate shower cubicle. Another double bedroom and a generous single complete the sleeping arrangements.

Outside and, as noted, Highams Park station is just five minutes on foot. Despite your leafy, tranquil location, from here you can actually get directly to Liverpool Street in just twenty three minutes, for a door to door City commute of less than half an hour. Just ten minutes away on foot you have the rolling greenery of Highams Park, with its famous lake and tremendous views over London. You can even grab a coffee at Humphry's cafe, named after the nineteenth century creator of the lake. It all adds up to the very best of town and country.

WHAT ELSE?

- If you're staying local, then the Stag & Lantern Micropub and Vinoramica lead a growing collection of wining and dining spots, just a short stroll away the other side of the station.
- Heading to the West End? Walthamstow Central is just two stops down from Highams Park, for a quick swap to the Victoria line.
- Local schools are mostly excellent. You have thirteen primary/secondary schools rated 'Outstanding' or 'Good' by Ofsted, all less than a mile away on foot.



A WORD FROM THE OWNER...

"We have really loved our time here! The street is a wonderful mix of families with kids and older couples/families who have lived here for years - there is such a strong sense of community. The Whatsapp group is active, inclusive and friendly, and has come to my rescue more times than I can remember. It's an easy 10 min stroll down to the station, or the 275 to Woodford/Walthamstow stops at the end of the road. All the shops and cafes of Highams Park are right on your doorstep, we love eating out or grabbing a 'chino' at the weekend together. Being so close to the forest is fab, it's an easy walk from the house and there's so much to explore. With kids (as well as the forest) there are three great parks within walking distance, and loads more you can easily get to on the bus or train. Our school (Handsworth) is an easy 15 mins, even at little leg pace, and it's perfect for grabbing a coffee on the way to work after school drop off."

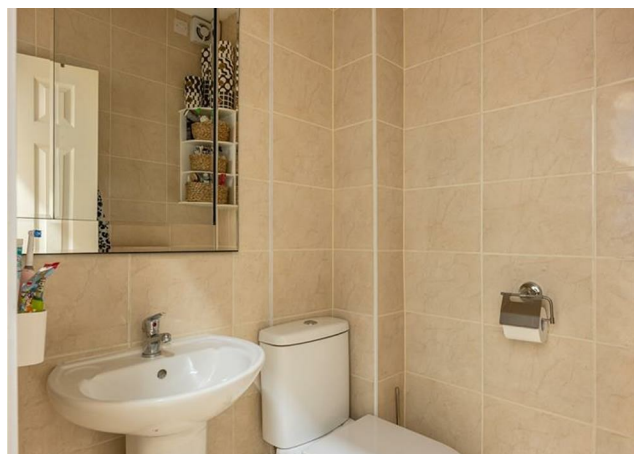
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Reception
13'1" x 13'8"

Storage

Reception
11'5" x 14'3"

Utility
7'3" x 11'1"

WC

Kitchen/Diner
15'8" x 9'6"

Bedroom
7'6" x 8'7"

Storage

Bedroom
11'2" x 13'8"

Bedroom
11'10" x 12'0"

Bathroom
8'3" x 8'3"

Garden
approx. 49'2" x 19'5"



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