



CLIVEDON ROAD, HIGHAMS PARK

Offers In Excess Of £850,000 Freehold

3 Bed House - Detached

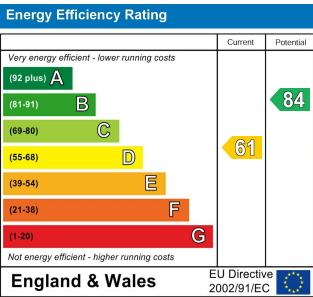
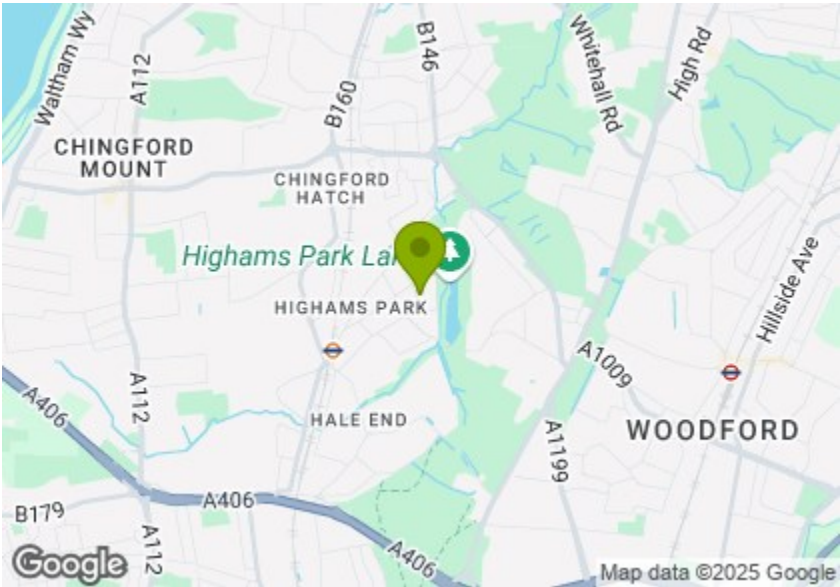


Features:

- Three Bedroom House
- Detached
- Moments From Highams Park Lake
- Approx. 1037 Square Foot
- Potential to Extend (STPP)
- Downstairs WC
- Short Walk to Highams Park Station
- Private Driveway
- Circa 60 Foot Rear Garden

Set on a residential street within the highly sought-after Highams Park area, this bright and spacious three-bedroom detached home offers a wealth of features, including the stunning 60-foot rear garden, private driveway, light-filled kitchen-diner, spacious through-lounge, ground floor WC and first floor family bathroom. It already comes in at an impressive 1037 square foot, but there's potential to extend further - great for peace of mind.

As well as having Highams Park station around ten minutes away on foot, you've got fantastic food and drink-based amenities on your doorstep, as well as the gloriously green park itself mere metres away.



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IF YOU LIVED HERE...

Beyond that convenient driveway and ornate porch, your spacious through-lounge is flooded with light thanks to the box bay windows. The soft contrast palette sits alongside the natural wood floors beautifully, resulting in a feeling of warmth, while features such as the ornate dado rail beading lend period charm.

There's space for a dining table within the lounge, but you'll be delighted with the size of your kitchen-diner, which has a breakfast bar, as well as gorgeous parquet flooring, shaker-style units, metro brick tiling and integrated appliances.

The rear doors open onto the impressive 60-foot garden with a mix of flora and custom planters at the rear. The raised patio is the perfect spot to sip a drink whilst enjoying the view.

Back inside, head upstairs - beyond the ground floor WC, and you'll find a sparkling family-sized bathroom. You've got two well balanced double bedrooms - the rear one with in-built storage, and a third smaller room, which has a unique oriel window.

Set within the historic Epping Forest, Highams Park is mere minutes away, where you'll find a tranquil lake, flower meadows and the fantastic cafe, Humphry's.

Thanks to the railway crossing and clock tower, the Highams Park neighbourhood has a distinctly village-esque feel, and the amenities are just as charming. Not sure where

to start? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only a short stroll to Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. It's two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line. The area is well served by buses and cycle routes too.

WHAT ELSE?

- Your new local is the the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. While the interiors are striking, it'll be the large gardens that beckons in summer. It's around 15 minutes on foot.
- Drivers, already delighted about the driveway, can be on the North Circular in just a few minutes.
- You're close enough to Chingford, Walthamstow and Woodford that you get to enjoy the benefits of those fantastic neighbourhoods too.



A WORD FROM THE OWNER.....

"I have loved living in Clivedon. It's one of the nicest streets in Highams Park with the Forest and Lake on your doorstep and the station and shops just a short stroll away. The transport links are brilliant and as well as the overground train there is the lovely 275 bus to take you to Walthamstow and a range of great pubs!

There is a real sense of community in the street and all around and I have been lucky to have some of the best neighbours you could hope for. The house itself is truly unique, with plenty of living and entertaining space as well as a really peaceful and easy to maintain garden. It's also been such a luxury to never have to worry about traffic or parking!

I've loved living here, it's so calm and peaceful but with a really sense of community all around."

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Garden

57'4"

Reception Room

26'6" x 11'8"

WC

Kitchen/ Dining Room

17'3" x 10'7"

Bedroom/ Study

7'7" x 5'10"

Bedroom

11'2" x 10'1"

Bedroom

12'10" x 9'10"

Bathroom

9'2" x 7'1"



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