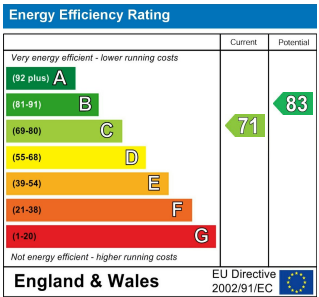
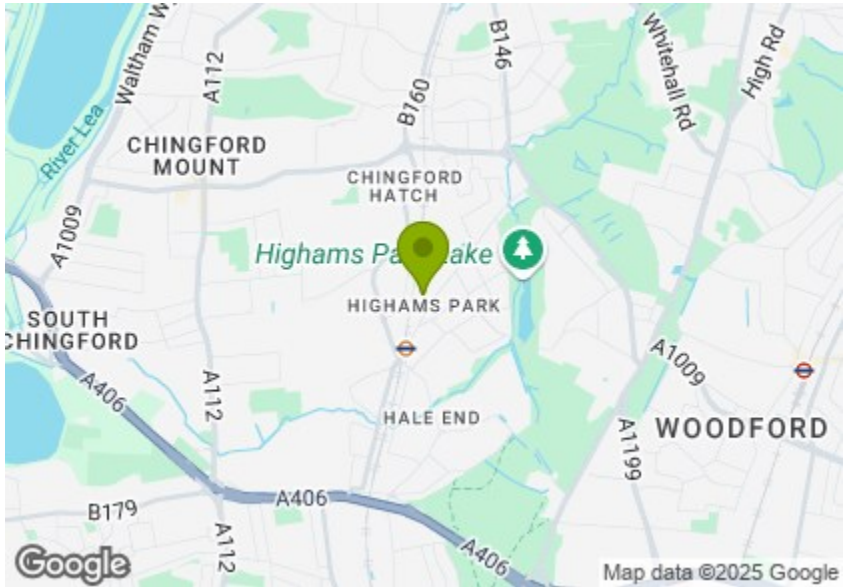




Total Area: 142.0 m² ... 1528 ft² (excluding garage, balcony)
All measurements are approximate and for display purposes only.



RICHMOND AVENUE, HIGHAMS PARK

Asking Price £925,000 Freehold

5 Bed House



Features:

- Five Bedroom House
- Detached
- Moments from Highams Park Station
- Approx. 1528 Square Foot
- Downstairs WC and Utility Room
- Wrap Around Garden and Balcony
- Private Garage with Separate Driveway
- Short Walk to Epping Forest
- Potential To Extend (STPP)
- Large Driveway and Side Access

A beautifully presented, five bedroom detached family home. With a private garage, large kitchen diner, luminous conservatory, wrap around garden and first floor balcony. All just moments away from Highams Park station and Epping Forest.

Highams Park Overground station is so close to your new home that your door to door City commute could take as little as half an hour, travelling on direct trains that run through to Liverpool Street in twenty three minutes.

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

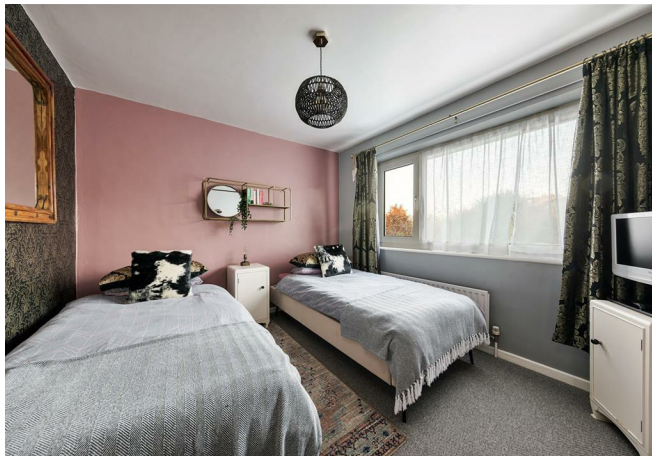
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE...

From your quiet, leafy, residential street, a wide driveway leads up to your front door, all surrounded by mature greenery and foliage. Stepping inside, you'll arrive in a welcoming entrance hall with your 190 square foot reception room on the right. In here you'll find gorgeous, box hatch timber flooring, deep navy paintwork, wide bright windows and direct access to your rear garden and 195 square foot kitchen/diner. In here the paintwork lightens to a lovely peacock blue and is complemented perfectly by slate grey flooring, smooth cream cabinets and dark marbled work surfaces.

An open archway connects to your gloriously bright, 210 square foot conservatory, the perfect place for dinner parties with a wide open hatch for easy transition of delicious plates from kitchen to table. Opening the double French doors and stepping outside, you'll find two handsome stretches of brick paved patio and fresh, green lawn. A cosy raised deck sits to the rear below a shady timber pergola. You also have direct access to your independent garage. Back inside, before heading upstairs, you'll come to a sizeable utility room with plenty of purpose built storage space, and a ground floor bedroom, currently in use as a home working space.

On the first floor you'll find four more bedrooms, three of them handsome doubles, with the principal bedroom coming in at an impressive 185 square feet of floorspace. All your sleepers are carpeted in soft, smoky grey and have beautiful, tasteful colour schemes ranging from dusky pink to pale grey and featuring some dramatic feature wallpaper. From the landing you'll access your first floor balcony that overlooks the

front of your home and you'll also find your contemporary, pristine family bathroom. In here, light grey parquet tilework lines one wall, while the rest of the room is tiled in glossy white. There's a matching modern suite with chrome fixtures and fittings, and a shower over the tub.

Only five minutes from your front door on foot, you'll find a great little cafe called Mood Lift that's full of healthy brunch and breakfast options. A few minutes further down The Avenue, just past the station, there's a cluster of social hotspots including Yaz restaurant's wonderful Mediterranean cuisine, the intimate and chilled out vibes of Vino Tap wine bar and your new local, award winning craft beer specialist, The Stag and Lantern Micropub. Much loved Highams Park Lake is also only a ten minute walk away where the scenic footpaths and cycleways continue into the lush woodlands of Epping Forest.

WHAT ELSE?

- There are fourteen primary and secondary schools within a mile of your new home. One is a mixed gender independent school and the remaining thirteen all received 'Outstanding' or 'Good' Ofsted ratings in previous inspections.
- Your roof features a solar panel array for reduced energy bills, there's also scope to extend into your loft and adding your own whole new storey (subject to the usual permissions).
- It's only an eighteen minute drive over to the Lee Valley Leisure Complex, where there's a fantastic Odeon LUXE cinema that screens all the latest releases on a state of the art iSense screen.



A WORD FROM THE OWNER...

"We really enjoy living in this house; it's wonderfully laid out for celebrations and family gatherings. The rooms are spacious and bright, and the corner garden gets lots of sun, feeling more secluded than expected—especially in the summer when the surrounding trees are green. The house is unique in its build style, which we love, and includes a balcony to the front and large windows throughout. I'm still amazed at the size of the master bedroom, even now. The station is just a few minutes' walk away, which makes commuting to Liverpool Street and beyond really quick and easy. There are plenty of local shops, again only a few minutes' walk. We have lovely, friendly neighbours, and the street has a real sense of community—people look out for each other. We are only selling because we would like a slightly smaller home, ideally in the same street or very nearby, as we like it here so much."

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Reception Room
16'0" x 11'10"

Kitchen
21'2" x 9'6"

WC

Utility Room
9'2" x 8'3"

Bedroom / Study
9'2" x 8'1"

Bathroom

Bedroom
15'11" x 11'10"

Bedroom
9'6" x 8'0"

Bedroom
10'7" x 9'6"

Bedroom
9'2" x 8'10"

Balcony
11'2" x 4'7"

Conservatory
20'7" x 10'5"

Garden
49'2" x 26'2"

Garage



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