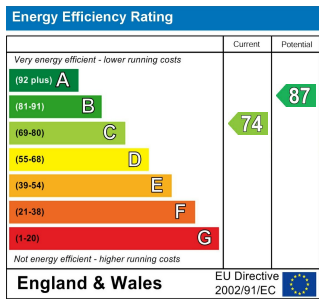
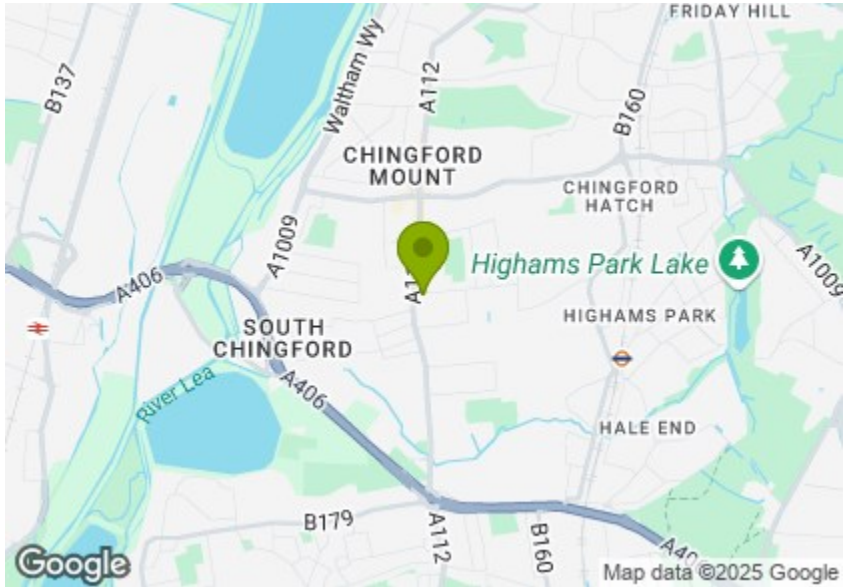




Total Area (Excluding Eaves Storage): 119.5 m² ... 1287 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



AINSLIE WOOD ROAD, HIGHAMS PARK

Offers In Excess Of £700,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Mid Terrace
- Newly Renovated
- 72 Foot South Facing Garden
- Approx 1257 Square Foot
- Short Walk to Highams Park Station
- Two Bathrooms
- Downstairs WC
- Close to Local Amenities
- Loft Converted and Full Width Rear Extension

This beautifully renovated four-bedroom Victorian mid-terrace blends period charm with contemporary elegance. Thoughtfully extended and loft-converted, it offers a bright, spacious living environment, with an open-plan kitchen and dining area at its heart. This stunning space flows into a tranquil 72-foot south-facing garden, perfect for relaxing or entertaining. Two stylish bathrooms and a convenient downstairs WC enhance practicality, while high-quality finishes add timeless appeal. Just a short walk from Highams Park Station and a vibrant selection of amenities, this chain-free home offers a rare opportunity for a seamless move.

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IF YOU LIVED HERE...

Stepping inside, the hallway welcomes you with elegant herringbone wood flooring and soft dusty-hued walls, creating a warm and inviting atmosphere. Thoughtful storage, including an understairs cupboard and separate utility space, adds practicality, while natural light flows in from the kitchen. At the front, the reception room is a stylish yet cosy retreat, featuring twin windows with crisp white shutters, rich-toned walls, and herringbone flooring. Just beyond, a well-appointed downstairs WC adds convenience. The heart of the home is the breathtaking kitchen and dining area. Bathed in light from a skylight and south-facing bi-folding doors, it features white gloss marble tiles, off-white cabinetry with subtle grey veining, and seamlessly integrated appliances. A statement island offers workspace and storage, while a dining area, painted in warm chalky coral, creates a distinct yet open-plan feel. Beyond the glass doors, the south-facing garden is a peaceful haven with a raised decking area for alfresco dining and a lush lawn—an idyllic escape from daily life. Upstairs, soft grey carpeting enhances continuity, while a glass-panelled banister maximises light. The first floor features three well-proportioned bedrooms—the bright main bedroom with two windows, a south-facing second, and a versatile third, ideal as a nursery, office, or guest room.

The family bathroom is a spa-like sanctuary, with marbled walls featuring delicate copper streaks, tawny hexagon floor tiles, and brushed gold fixtures. A deep bathtub with built-in shelving, a separate glass-enclosed shower, and a window ensure both luxury and practicality. The top floor is home to the fourth bedroom, a private retreat with deep eaves storage, an airy layout, and ample natural light from two front-facing Velux windows and an additional rear window. The accompanying en-suite is neatly designed, featuring a modern shower and WC to complete this sanctuary. With supermarkets nearby, daily essentials are within easy reach. A short stroll leads to Epping Forest, a serene escape with winding trails and towering trees. There are plenty of dining options, Breeze, Yaz and the Royal Oak are all great options. Families benefit from top-rated schools, including Ainslie Wood Primary, just a five-minute walk away.

WHAT ELSE?

Highams Park Station is a short walk away, offering swift access to London Liverpool Street in around 25 minutes. Well-served by local buses and the nearby North Circular (A406), the area provides excellent connectivity to surrounding neighbourhoods, major motorways, and transport hubs across London.



A WORD FROM THE OWNER....

"This beautiful house has served us wonderfully over the last few years. The road has a real community feel. You're just a short walk away from Higham's Park, where you can head to Reformer Pilates at Lotus or grab a chai latte at Indulge or Biba & Wren. If you're after a great Sunday Roast or a tipple, both The Larkshall and The Royal Oak have been our favourites. There are fantastic walks close by, and our puppy Leo has loved being so near to Epping Forest. We've cherished both how warm and cozy the house feels in the winter and opening the bifolds in the summer to host drinks on the deck. Being walking distance to the overground and a bus journey away from both Blackhorse Road and Walthamstow Central, getting into central London is a breeze. As we relocate abroad, we hope that number 4 can bring joy to a new family."

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Reception
9'3" x 14'10"

Kitchen/ Diner
14'6" x 24'7"

WC

Utility

Bedroom
9'3" x 12'11"



Bedroom
5'6" x 7'5"

Bedroom
8'3" x 13'1"

Bathroom
6'4" x 9'10"

Bedroom
10'3" x 21'11"

Ensuite
3'10" x 9'6"



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