



Garden
19'8"

Dining Room
12'4" x 9'11"

Kitchen / Breakfast Room
14'9" x 10'9"

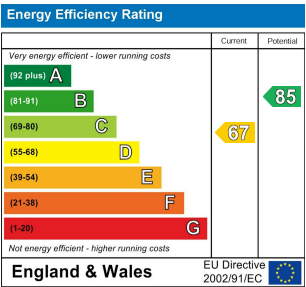
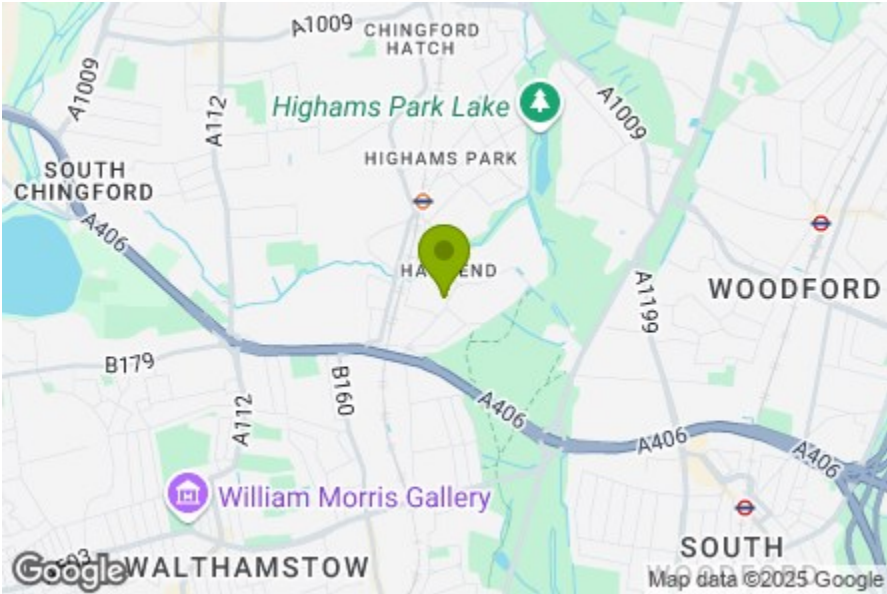
Reception Room
14'11" x 11'1"

Bathroom
7'11" x 5'11"

Bedroom
10'11" x 8'7"

Bedroom
14'11" x 11'1"

Loft Room
13'3" x 6'11"



MALVERN AVENUE, HIGHAMS PARK

Offers In Excess Of £550,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace
- Moments from Highams Park
- Approx. 903 Square Foot
- Easy Access to the North Circular
- Circa 20 Foot Rear Garden
- Short Walk to Epping Forest

This bright and spacious two-bedroom terrace home sits in a peaceful yet well-connected spot in much sought-after Highams Park, with excellent transport links, thriving eateries and rolling greenery all within strolling distance.

Coming in at 903 square foot, it's spread out over three floors, with two receptions, a dine-in kitchen, first floor bathroom, large rear garden and loft room amongst the highlights.

REQUEST A VIEWING
0203 369 6444

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
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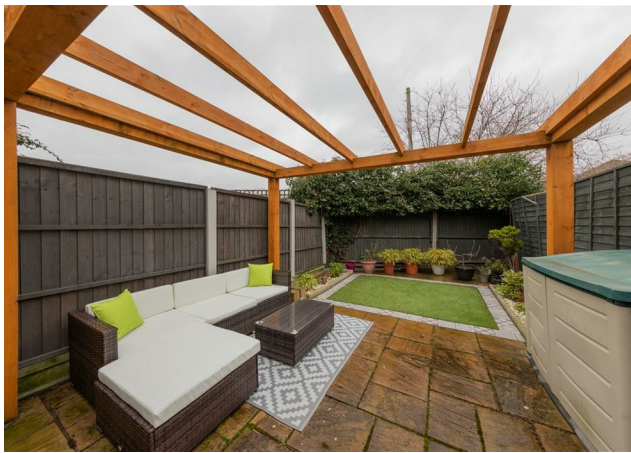
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0203 325 7227

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0203 325 7228

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IF YOU LIVED HERE...

If you're new to Highams Park, you'll have a wonderful time exploring the area. It was recently described as one of the 'best places to live' in the UK by The Times, but that was no surprise to us - it's long been one of our favourite hidden gems...

Full of natural light, your front reception room will undoubtedly become your cosy retreat, with the considered decor, soft carpeting and thoughtful touches like the radiator cover. Heading back, you'll find your charming kitchen/diner, where you'll appreciate the rustic style quarry tiling and smart units. While there's space for a table or breakfast bar here, you'll love the fact that this space leads onto dining room, which overlooks your 20 foot rear garden. It'll be hard to stay away from this lovely space in summer. You'll particularly enjoy the leafy seclusion as you relax on the patio under your masterfully crafted pergola.

Back inside, on your first floor, you've got two well balanced double bedrooms. There's also a spotless family-bathroom with sleek fittings. Finally, in the loft you'll find a further room, which would make a perfect study, with plenty of eaves storage.

Although you're positioned close enough to Walthamstow to benefit from that neighbourhood, Highams Park is your nearest station - a ten minute stroll away. From there you can nip to Liverpool Street on the Weaver line in around 23 minutes (or

change at Walthamstow Central for the Victoria line and whizz to the West End). En route to the station, you'll spot some excellent amenities, including Vino Tap, Yaz and The Stag & Lantern Micropub. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake, landscaped gardens and friendly cafe, Humphrey's.

WHAT ELSE?

- New local? You're spoilt for choice, with both the Royal Oak and Country Arms a short stroll away - and equally friendly.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford, Chingford and Walthamstow.
- The address comes under 3 grammar school catchment areas, Woodford county for girls, Ilford county for boys and Latymer.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL
E4 BRANCH MANAGER

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