

Garden
60'8"

Kitchen / Diner
17'10" x 11'11"

Reception Room
12'1" x 13'11"

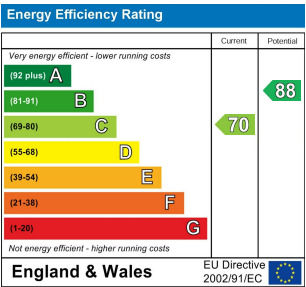
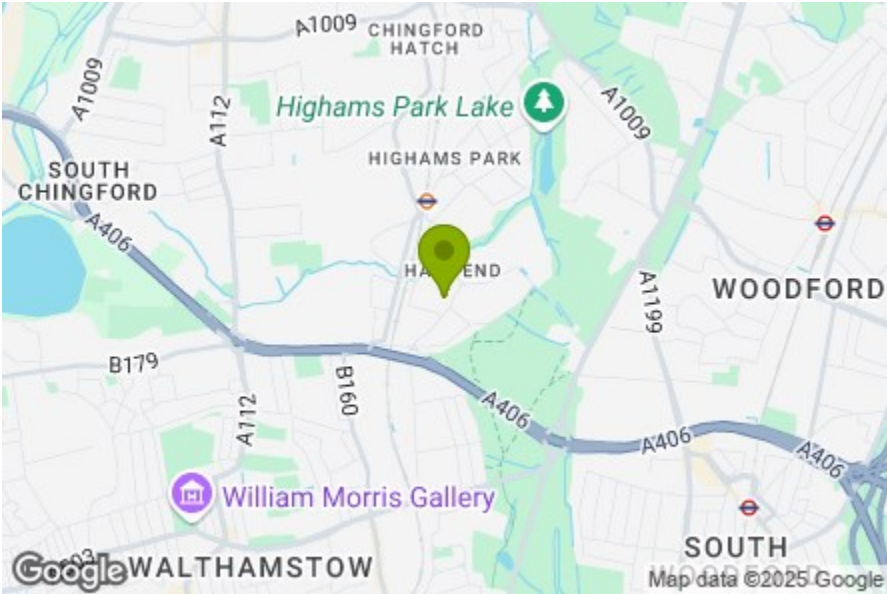
WC

Bedroom
9'11" x 12'0"

Bathroom
7'7" x 7'5"

Bedroom
11'3" x 14'5"

Bedroom
6'3" x 8'6"



MALVERN AVENUE, HIGHAMS PARK

Offers In Excess Of £700,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace 1930's
- Moments from Highams Park Station
- Approx. 931 Square Foot
- Potential To Extend (STPP)
- Rear Access
- Circa 60 Foot Rear Garden
- Short Walk to Epping Forest
- Private Garage
- Downstairs WC

A charming and timeless 1930s three-bedroom terrace home situated in a peaceful yet well-connected spot in the much sought-after Highams Park area, close to the ancient woodlands of Epping Forest.

Coming in at 931 square foot, with potential to extend further, the property is full of timeless character, with period features aplenty, as well as a ground floor WC, first floor bathroom, private garage, 60 foot garden and convenient rear access.

REQUEST A VIEWING
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IF YOU LIVED HERE...

If you don't already know Highams Park, you'll have a fantastic time exploring your new neighbourhood, and you'll quickly understand why it's become so sought-after, particularly with families keen to have access to great schools and a close community. Let's start with a tour of the home first though...

Beyond that charming frontage, you'll be delighted by the grand scale of opening plan living, but you'll also appreciate the fact that your reception and kitchen/diner can be separated via the clever retracting double doors. As well as having immaculate decor, both rooms benefit from lovely features such as the feature fireplaces and ceiling rose. The parquet in the reception and hallway is stunning, while the fittings in the kitchen are spotless. The perfect blend of old and new, in fact.

Having the ground floor WC will be ultra convenient, especially when you're using your gloriously large rear garden (it'll be hard to stay out of it in the summer). This charming space is an absolute sanctuary, with solid landscaping, mature foliage, patio and a storage shed.

On your first floor, you've got two well balanced double bedrooms - each with in-built storage, and a third smaller room, which would make a great office or nursery. There's also a spotless family-bathroom with gorgeous tiling and over-tub shower.

All this loveliness is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the Weaver Overground line in around 25 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, Biba & Wren, The Stag & Lantern Micropub and Yaz), the area is home to a vast amount of green space, including the edge of Epping Forest and, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to the Victoria line.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in stunning surroundings, it's just three minutes on foot too
- Parents will be pleased to know you have an abundance of great schools in the area which is 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 and Chingford.



A WORD FROM THE OWNERS...

"We have lived on Malvern Avenue 10 years. It has been a great family home - we love spending time in the garden with friends and family. The house benefits from wonderful, natural light all year round and it is very cosy in the winter. We have enjoyed the amenities of Highams Park. There are great local schools, plenty of outdoor space and friendly neighbours."

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