



Reception  
10'9" x 13'1"

Reception  
11'2" x 10'10"

Kitchen / Diner  
8'11" x 24'3"

Storage

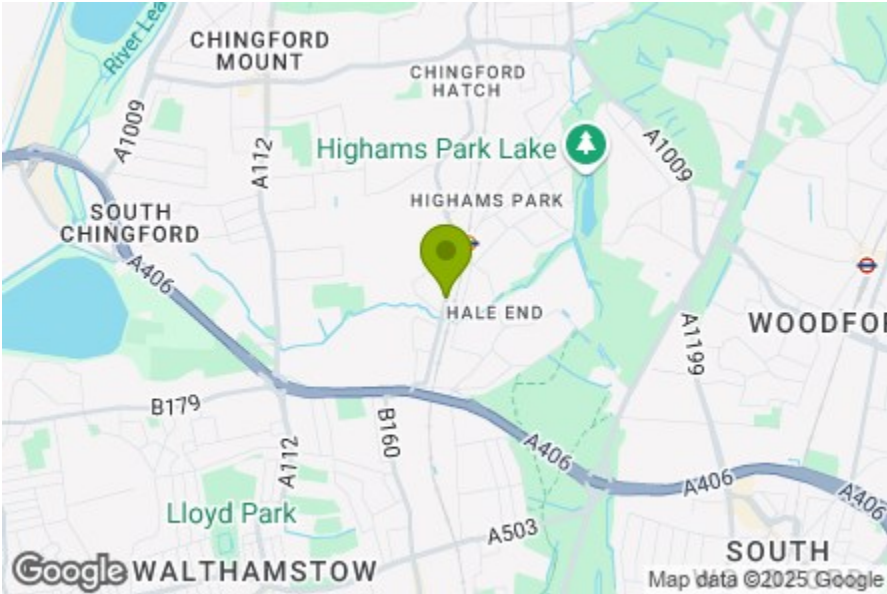
Bathroom  
8'11" x 11'0"

Bedroom  
14'2" x 12'11"

Bedroom  
8'10" x 11'0"

Garden  
32'9" x 14'11"

Total Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup>  
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.







# IF YOU LIVED HERE...

Step inside, and the spacious double reception is the first thing to greet you. It's a light-filled, welcoming space, thanks to a large bay window at the front and another window in the second reception. In the front room, a beautifully detailed fireplace with a marble hearth and white mantelpiece adds character, while bespoke built-in shelves and cupboards—painted in soft, dusky pink—bring warmth and personality. The same colour carries through to the second reception, where generous wooden flooring runs seamlessly between the two rooms, creating a lovely flow. Period features like ceiling roses, coving, and dado rails add a respectful nod to the home's heritage.

In the second reception, a wide wall of built-in shelving and cupboards offers plenty of space for books, treasures, and tucked-away essentials—keeping things tidy without sacrificing style.

The kitchen and dining space is cleverly zoned with partial tiling in the kitchen area, while the dining zone continues the wooden flooring for a cohesive finish. Pale wood cabinetry and dark countertops create a calm, modern atmosphere. Timber-framed double doors lead directly to the garden, where a paved patio sits just outside—ideal for al fresco dining—while the 32-foot west-facing lawn is lined with established planting beds and ends with a practical garden shed.

Upstairs, the first floor hosts two comfortable bedrooms and a sleek, well-appointed bathroom.

The generous family bathroom has both a full-length bath and a walk-in shower. Grey marble tiles, a large mirror, and a vanity sink make it as practical as it is stylish, and the gunmetal accent wall adds a subtle touch of drama.

The principal bedroom is bright and calm, with a characterful bay window and an additional side window bringing in plenty of natural light. Wooden floorboards and built-in wardrobes on either side of the chimney breast complete the look.

The second bedroom, also a double, is painted in a soft blush tone and overlooks the garden—making the most of the afternoon and evening sun.

# WHAT ELSE?

- On the edge of Epping Forest, there are plenty of opportunities for walks, cycling, and picnics in nature, while the scenic Highams Park Lake also adds to its charm.
- The area boasts a strong sense of community, with friendly local shops, cosy cafes, and a growing number of independent businesses.
- Excellent transport links, including Highams Park Station just a brief stroll away, make commuting easy, taking you to Liverpool Street in under 25 minutes with connections to the Victoria Line at Walthamstow Central for easy access to other parts of London.



# 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

REQUEST A VIEWING  
0203 369 6444

FOLLOW US ➡ @STOWBROTHERS  
STOWBROTHERS.COM