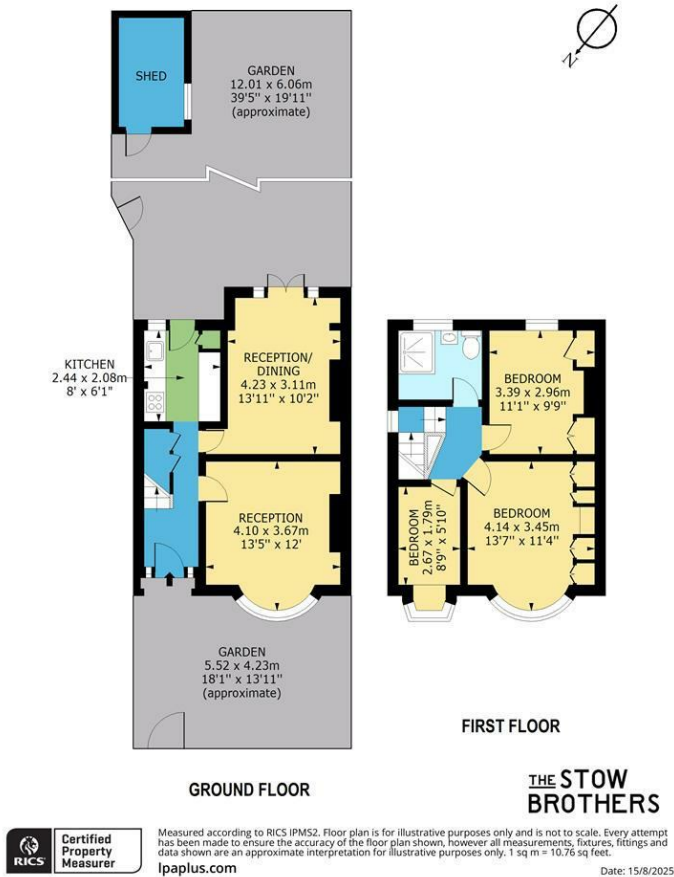


Montserrat Avenue, IG8
Approx. Gross Internal Area 862 Sq Ft - 80.08 Sq M
Approx. Gross Shed Area 58 Sq Ft - 5.39 Sq M



Reception
13'5" x 12'0"

Reception / Dining
13'10" x 10'2"

Kitchen
8'0" x 6'9"

Bathroom

Bedroom
11'1" x 9'8"

Bedroom
13'6" x 11'3"

Bedroom
8'9" x 5'10"

Garden
39'4" x 19'10"

Shed



MONTSERRAT AVENUE, WOODFORD GREEN

Offers In Excess Of £625,000 Freehold
3 Bed House

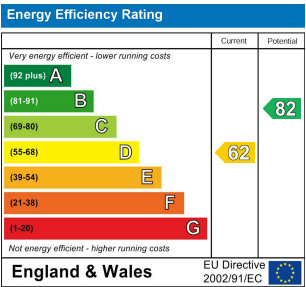
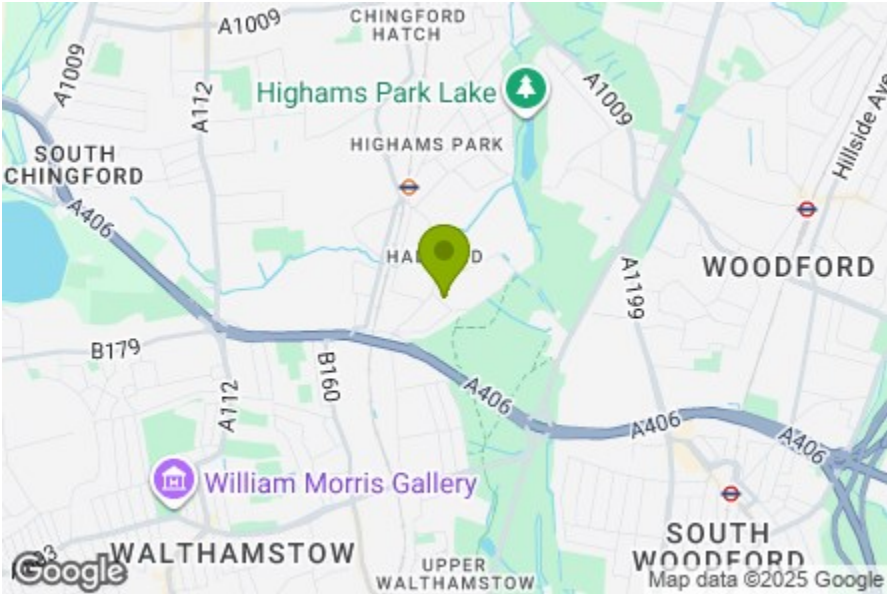


Features:

- Three Bedroom House
- 1930s Semi Detached
- Moments Away from Epping Forest
- A Short Walk to Highams Park Station
- Potential to Extend (STPP)
- 40 Foot Long Garden
- Some Original Features
- Being Sold Chain Free

Built in the 1930s, this semi-detached house blends character and opportunity, offering three bedrooms, a 40-foot garden, and scope for thoughtful expansion (STPP). Set close to the sweeping landscapes of Epping Forest, it provides easy access to scenic woodland walks and open green space, perfect for relaxing or exploring at the weekend. Highams Park Station is just a short stroll away, ensuring swift connections into the city. Period touches throughout hint at the home's heritage, while the advantage of being sold chain free makes for a smooth move. A rare chance to create something special in a location balancing nature and convenience.

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IF YOU LIVED HERE...

This bay-fronted home combines period charm with timeless appeal. The red brick and crisp white render are framed by elegant detailing, while the arched doorway and pretty front garden create a warm welcome.

Inside, the hallway leads through to two light-filled receptions. The first reception features a bay window overlooking the front garden, creating a bright and inviting space. The reception/dining room at the rear enjoys double doors opening to the garden, framing leafy views and flooding the space with natural light. With the option to open this room into the kitchen (STPP), the ground floor could evolve into a free-flowing space ideal for modern living and entertaining. The kitchen also offers direct garden access and the opportunity for a full redesign, with the possibility of extending (STPP) to create a larger, airy culinary area.

The garden itself stretches out expansively, filled with mature planting, climbing greenery, and bursts of seasonal colour, offering privacy and the chance to craft a peaceful retreat.

Upstairs, three bedrooms provide flexibility for family life or guests, each with its own character. The front bedroom benefits from a wide bay window and spacious proportions, another enjoys views over the garden, and the third offers a versatile

blank canvas. The bathroom is well-sized and offers the possibility to incorporate a bath, making it an ideal candidate for a stylish redesign that could transform it into a luxurious retreat.

The surrounding area offers a welcoming blend of independent charm and green open space. Highams Park High Street is lined with shops, cafés, and conveniences, with Biba & Wren providing a stylish spot for coffee and fresh bakes, while The Royal Oak and The Stag & Lantern each bring their own character for relaxed drinks or a hearty meal. Nature lovers will appreciate having Highams Park Lake close by, a serene corner of Epping Forest perfect for leisurely walks or quiet moments by the water. Families are well served, with a strong selection of schools in the vicinity, including the outstanding Selwyn Primary School around ten minutes away, making the location as practical as it is appealing.

WHAT ELSE?

Highams Park Station is around ten minutes away, providing swift rail connections into central London. A variety of bus routes serve the area, offering easy access to nearby neighbourhoods such as Walthamstow, Chingford, and Woodford. This strong network of transport links ensures that both daily commuting and weekend exploring are convenient, keeping the capital's attractions and amenities well within reach.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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