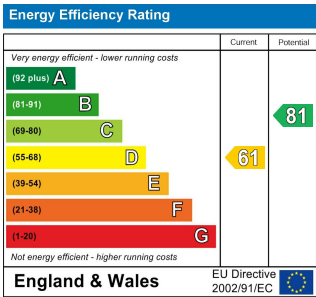
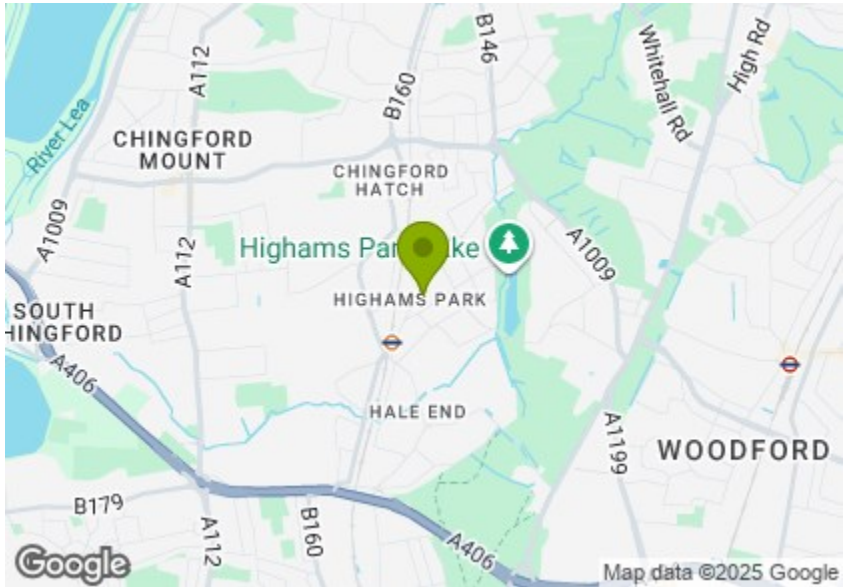




Total Area (Excluding Eaves Storage): 131.5 m² ... 1415 ft²

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.



THE AVENUE, HIGHAMS PARK

Offers In Excess Of £950,000 Freehold
4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- 1920's Semi Detached
- Private Driveway
- Approx. 1415 Square Foot
- Moments From Highams Park Station
- Potential to Extend (STPP)
- Circa 80 Foot Rear Garden
- Downstairs WC
- Short Walk to Epping Forest
- Close to Local Amenities

This period home, built in 1928, offers generous proportions and a layout designed for family living. Set across approximately 1,415 square feet, the house includes four bedrooms, a convenient downstairs WC and plenty of scope to adapt and expand further, subject to planning permission. A private driveway provides off-street parking, while the rear garden stretches to around 80 feet, offering an impressive outdoor setting. The property sits just moments from Highams Park Station, making travel effortless, and is within easy reach of Epping Forest for walks and fresh air. Local shops, cafés and everyday amenities are also close at hand.

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IF YOU LIVED HERE...
Your new home presents a smart façade with a distinctive arched doorway, fronted by a wide paved driveway where low planting adds greenery.

Inside, the hallway offers practical storage beneath the staircase, with a side window drawing light across the space. From here you move into a separate kitchen with cabinetry and tiled splashbacks around a window overlooking the garden. Ready to enjoy as it stands, the room also offers scope, subject to planning, to extend into the garden and open into the rear reception to create a larger kitchen, dining and living area.

Both reception rooms are bright and well proportioned. The front is anchored by an elegant fireplace and a recessed window, while the rear features another fireplace and glazed double doors leading to the garden, adding a sense of openness and making it ideal for gatherings.

The garden is a highlight, with a broad lawn edged by mature trees providing privacy and a leafy outlook. South-east facing, it welcomes sunlight through the day, while a paved terrace beside the house offers a practical spot for seating.

Upstairs there are two double bedrooms and a third smaller room, together with a family bathroom and separate WC. One double looks to the front, the other enjoys views of the rear garden, while the smaller room works well as a nursery, study or guest space. The bathroom combines white tiling with patterned flooring, with a bath

beneath the window, while the WC adds useful convenience.

The loft conversion provides a further double bedroom, filled with light from skylights and French doors opening to a Juliet balcony. Neutral finishes enhance the sense of space, while the proportions allow for flexible layouts. A modern bathroom completes this level, finished with contrasting tiles and a window that enhances the room with an airy, open atmosphere.

Highams Park is a lively yet leafy neighbourhood with a strong sense of community and plenty to enjoy close by. Independent cafés such as Biba & Wren bring a touch of style to the local coffee scene, perfect for meeting friends or enjoying a quiet moment during the day. The Stag & Lantern offers a cosy micropub experience with craft ales, ciders and wines, while the Royal Oak provides a classic pub setting with hearty food, a welcoming atmosphere and a garden for warmer days. Families are well served by excellent local schools, including the outstanding Selwyn Primary School just an 11-minute walk away. For time outdoors, Highams Park Lake on the edge of Epping Forest offers a picturesque escape among trees and water.

WHAT ELSE?
Highams Park Station is just 5 minutes from your door, providing swift links into central London. A good choice of bus routes also serve the area, connecting you easily with surrounding neighbourhoods including Chingford, Walthamstow and Woodford.



A WORD FROM THE OWNERS...

"We have lived here for over 22 Years. We have had wonderful neighbours and made lots of friends. Our neighbours have always helped us and will remain our friends even when we leave. When we moved here we was the first young family to move into the road for many years ! Now I love to see all the new families moving into the area, as I know they will be as happy as we have been."

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Reception
12'9" x 13'5"

Reception
12'9" x 14'10"

Kitchen
8'0" x 9'6"

WC

Bathroom
8'3" x 6'9"

WC

Bedroom
11'0" x 13'6"



Bedroom
11'6" x 14'10"

Bedroom
7'9" x 8'11"

Bathroom
6'10" x 7'10"

Bedroom
18'4" x 19'5"

Eaves Storage

Garden
78'8" x 23'9"



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