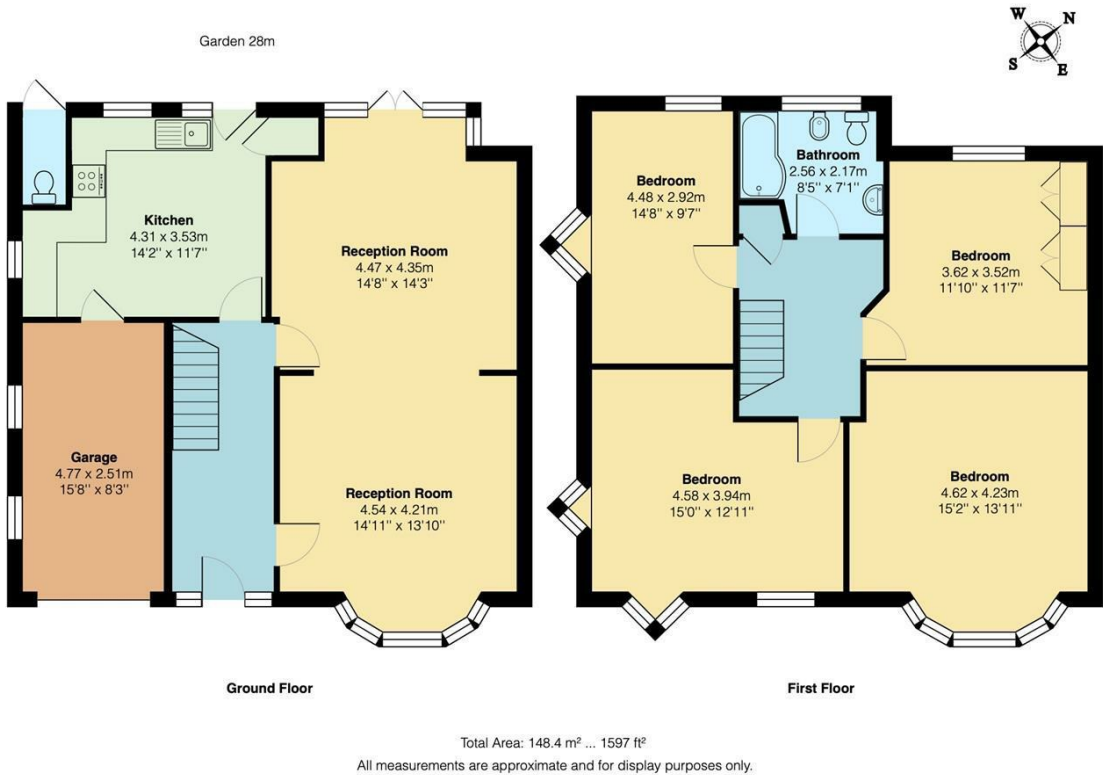




THE AVENUE, HIGHAMS PARK
Offers In Excess Of £775,000 Freehold
4 Bed House - Semi-Detached



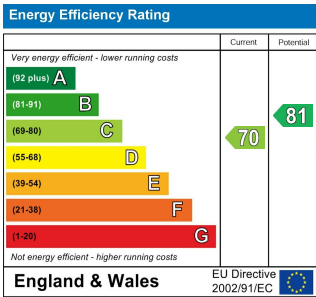
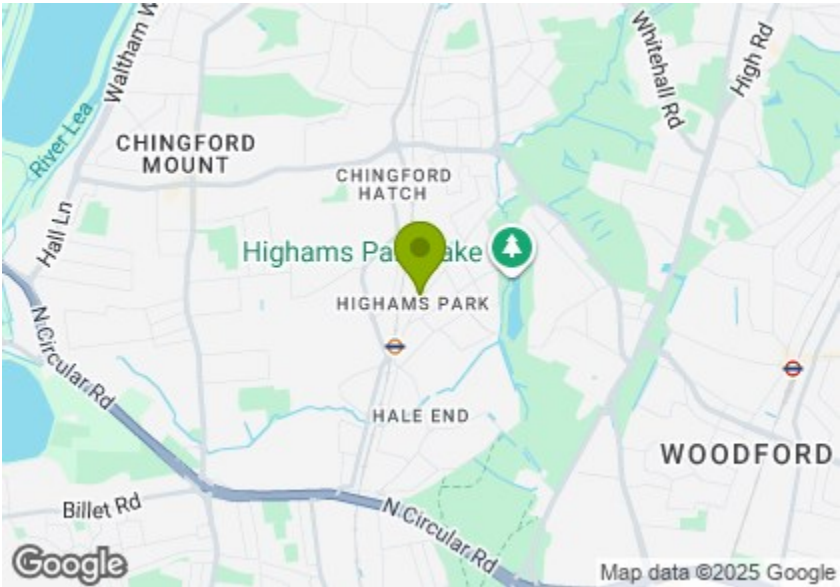
Features:

- Four Bedroom House
- Semi Detached 1930's
- Private Driveway and Side Access
- Approx. 1600 Square Foot
- Moments from Highams Park Station
- Chain Free
- Potential to Extend (STPP)
- Circa 92 Foot West Facing Garden
- Short Walk to Epping Forest

Set on a tree-lined street in sought-after Highams Park, this impressively spacious four-bedroom semi-detached home comes with a pleasing check list - think a large double reception room, ground floor WC, first floor bathroom, driveway, side access, and a 92-foot west-facing garden. And with the ripe potential to extend (subject to usual permissions), there's plenty of opportunity unleash your design dreams while growing.

You're just a short stroll from the historic beauty of Epping Forest and within easy reach of Highams Park station, where direct trains nip to Liverpool Street in just 23 minutes. With fantastic local amenities nearby, you'll have plenty to explore. It's on the market chain-free, too.

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IF YOU LIVED HERE...

You'll love just how much space this home offers – and with such clear potential to extend, the possibilities are exciting. Time to dust off those mood boards!

The spacious reception rooms provide an ideal setting for family living, enhanced by the 1930s period features, which add a sense of character and charm. The rear reception is particularly well-suited as a dining area, offering a lovely view over the large west-facing garden. Secluded and beautifully leafy, this outdoor space delivers both privacy and tranquillity.

Conveniently, you have a WC on the ground floor alongside the kitchen, while upstairs, you'll find four good-sized bedrooms – one with in-built storage. There's also a large family bathroom, perfectly placed.

The home is just a short stroll from Highams Park station, where you can nip to Liverpool Street on the Weaver Overground in around 23 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, The Stag & Lantern Micropub,

Biba & Wren, and Yaz), the area is home to a vast amount of green space, including 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 London Underground's Victoria line.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy food in stunning surroundings, it's just a short stroll.
- Parents will be pleased to know you have an abundance of great schools in the area – one of the reasons that Highams Park is so popular with families.
- Drivers, already delighted about the driveway and garage, can be on the North Circular in just a few minutes.



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 or pop over to Grace and Albert for anything gift or homeware related. 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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Reception Room
14'10" x 13'9"

Reception Room
14'7" x 14'3"

Kitchen
14'1" x 11'6"

WC

Bedroom
15'0" x 12'11"

Bedroom
15'1" x 13'10"



Bedroom
11'10" x 11'6"

Bathroom
8'4" x 7'1"

Bedroom
14'8" x 9'6"

Garden
9'10"

Garage
15'7" x 8'2"



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