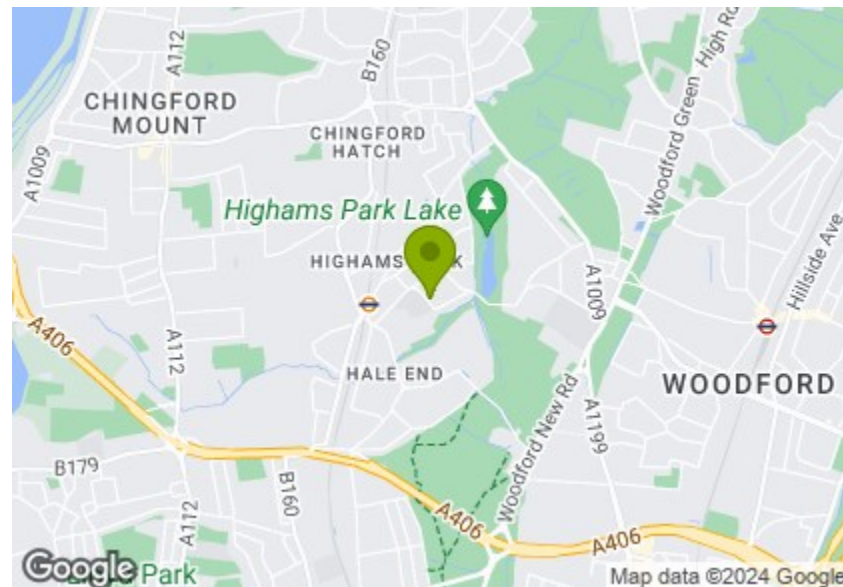




Total Area: 168.7 m² ... 1816 ft²

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHURCH AVENUE, HIGHAMS PARK

Offers In Excess Of £900,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached 1930's
- Moments Away From Epping Forest & Highams Park Lake
- A Short Walk to Highams Park Station
- Approx. 1816 Square Foot
- Off Street Parking for Two Cars
- Quiet Residential and Sought After Location
- Downstairs WC
- 72 Foot Rear Garden
- Potential To Extend (STPP)

An incredibly spacious, four bedroom, 1930s semi detached home. You have a double driveway and wonderfully landscaped rear garden, you're also just moments away from Highams Park Lake, Epping Forest, vibrant local amenities and transport links.

Your nearest station is Highams Park, just seven minutes walk, with twenty three minute direct trips to Liverpool Street making for a door to door City commute of around half an hour. You can also get directly to Walthamstow Central and Hackney Downs.

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IF YOU LIVED HERE...

After parking up on your private dual driveway, you'll step through your double front door, porch and entrance hall, arriving in that substantial 175 square foot, first reception. A large bay window illuminates the space and exposed brick runs across the alcoves and fireplace, providing an inviting focal point. Your second reception room sits across the hall, currently in use as a study, and featuring a bright bow window and access to a smart ground floor WC. Continuing down your hall, you'll arrive in your enormous, open plan kitchen and third reception room.

In this enormous, open plan, 365 square foot living space you'll find a wealth of handsome and expansive relaxation spots, with open archways connecting each area. Smooth engineered hardwood runs underfoot in your kitchen, full of rustic timber cabinets and chunky countertops, while patio doors flood the space with light and lead out to your beautiful, tranquil garden. The raised patio to the rear is the perfect spot for al fresco entertaining and a large pond and generous stretch of lawn make this a serene setting to relax and enjoy being outdoors. You'll take the second route back into your home, through the convenient ground floor utility room.

Heading upstairs you'll arrive in your 190 square foot principal bedroom. Overlooking the garden and with wall to wall custom made wardrobes, this room also features its own en suite bathroom with a shower handset over the tub. Three more sizeable bedrooms complete your sleeping arrangements, with the second sleeper home to another large bay window and more custom made wardrobes in the second and third

bedrooms. Finally, your stylish family bathroom is elegant and sleek, with floor to ceiling, smoky grey tilework, chrome fixtures and fittings, a classic white suite and shower over the tub.

Outside, as you head towards the station, you'll find a cluster of great eating and drinking establishments. CAMRA's 2023 East London and City Pub of the Year, The Stag and Lantern, offers a staggering range of craft beers and friendly intimate micropub vibes. Mood Lift Cafe is the perfect place for a weekend brunch or coffee and cake. On date night, Yaz Restaurant provides luxurious surroundings and delicious Mediterranean cuisine. Walking just a few minutes from your front door brings you to the lush greenery of Highams Park. From here you can follow the tranquil footpath along the River Ching and up into Epping Forest.

WHAT ELSE?

- Within a mile of your new home there are thirteen primary and secondary schools that have achieved a rating of 'Outstanding' or 'Good' from Ofsted.
- For carefully curated fine wines, Vinoramica on Winchester Road is the place to go. Buy a bottle to take home or attend one of the regular tasting events in adjoining bar, Vino Tap.
- Vincent Road Playground is just a five minute stroll from your front door. This popular, well maintained park has a range of climbing and play equipment for children of varying ages.



A WORD FROM THE OWNER...

"We have lived here for 35 year and both our children attended Highams Park School and had a great experience. It's very convenient to reach Liverpool Street and the Victoria Line as we're less than a 10 minute walk away from the station. You're also only a few minutes away from Highams Park Lake which is lovely for walks and local events. We've enjoyed how close we have been to shops, restaurants, and bars. The house itself is great for family occasions and entertaining as it's so spacious, we have great neighbours and even though the garden is a great size, we are a few moments away from the allotments, perfect for those with green fingers."

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Porch

Reception
11'8" x 15'8"

Storage

Reception
6'5" x 12'3"

WC

6'5" x 5'8"

Reception

19'4" x 12'11"

Reception

11'5" x 9'11"

Kitchen

5'8" x 18'8"

Utility

7'0" x 9'11"

Bedroom

6'3" x 8'2"

Bedroom

12'8" x 15'8"

Bedroom

11'11" x 13'2"

Bedroom

16'7" x 11'5"

Ensuite

4'11" x 6'2"

Bathroom

5'5" x 8'11"

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