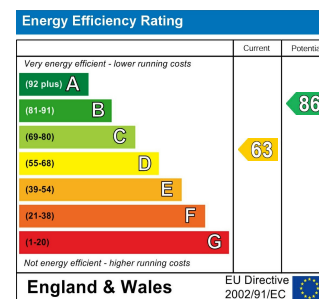
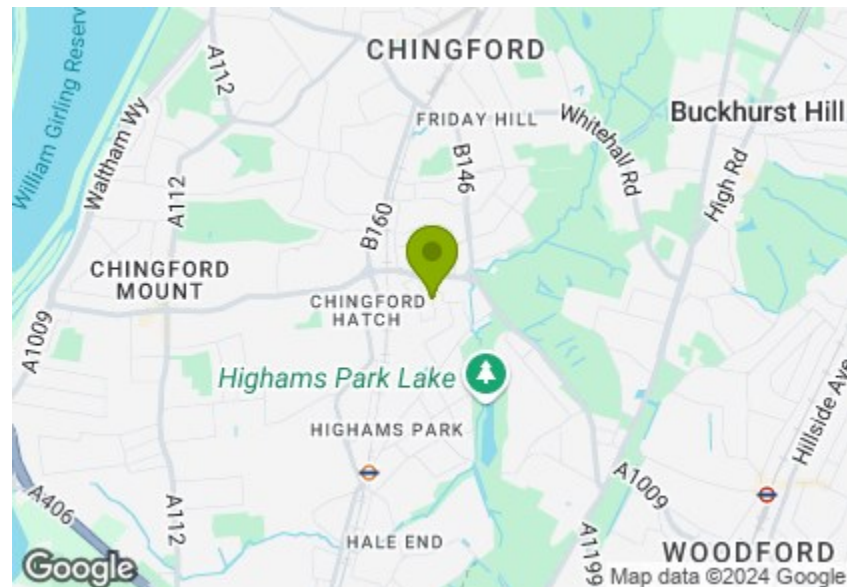


Total Area: 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>

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.



## THE BRAMBLINGS, HIGHAMS PARK

Offers In Excess Of £700,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Three Bedroom House
- 1930's Semi Detached
- Private Driveway
- Approx. 900 Square Foot
- Short Walk to Highams Park Station
- Potential To Extend (STPP)
- Moments from Epping Forest
- Circa 40 Foot West Facing Garden

An elegantly appointed, three bedroom 1930s semi detached, featuring a huge garden to the rear, plenty of sociable space and opportunities for expansion. All just five minutes from the open rolling greenery and epic views of Highams Park.

With plenty of substantial loft space left to explore, you have the scope to follow in your neighbours' footsteps and add your own whole new storey (subject to the usual permissions) making this a home to happily grow with you and yours.

REQUEST A VIEWING  
0203 369 6444

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

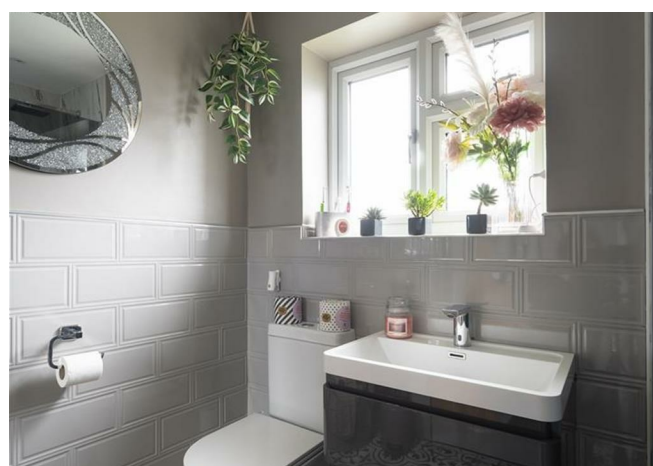
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
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#### IF YOU LIVED HERE...

Step through your smart front door, flanked by smoky glazing, and your hallway is broad, generous and welcoming, with grey timber stairs rising ahead and your striking front lounge to the right. In here you have blonde engineered hardwood underfoot, striking statement colour schemes and superb exposed brick hearth, reclaimed timber mantel and woodburner serving as a splendid centrepiece.

To the rear your kitchen/diner's more spacious still, with a mint green colour scheme, complementary cabinetry and timber worktops. Step through double patio doors for your rear garden. Out here a broad patio sits below a large timber pergola, giving way to an immense expanse of lawn. Upstairs now for a pair of striking, impeccable double sleepers, a generous single and your family bathroom, a boutique affair with walk in rainfall shower.

Outside and Highams Park station is around fifteen minutes on foot or five by bike. From here it's just twenty three minutes direct to Liverpool Street, or you can ride two stops to Walthamstow Central for a quick swap to the Victoria line, or to

explore much loved Walthamstow Village. Locally, as noted, you're just a five minute stroll from Highams Park itself, with splendid views and the glorious Highams Park Lake.

#### WHAT ELSE?

- You have a good mix of well regarded state and independent schools nearby, with twenty one primary and secondaries all less than a mile away on foot.
- There's a private garage as well as a large driveway, for plenty of secure, off street parking. Drivers can be on the arterial North Circular in less than ten minutes.
- Your new local could be The Larkshall, affectionately known as the Larky, a lovely family friendly gastropub just ten minutes away with delicious menu and a massive beer garden.



#### A WORD FROM THE OWNER...

"The Bramblings is a very quite residential road with mainly only resident use. The neighbours are very friendly, considerate and caring. We loved the fact that we have everything on our doorstep from takeaways, pharmacy, supermarket, an excellent cafe, bakers and even a handy petrol station. We have access to many bus routes and easy access to the popular A406 and M11. We are 10 minutes away from 2 very good secondary schools alongside a good choice of infant/junior schools. We have a wonderful local park on our doorstep and extremely lucky to have the forest and Highams Park lake within a few minutes walk. The local leisure centre is just a 10 minute walk up the road boasting 2 wonderful pools and gym use. A little further up the hill is "The Dove" a fantastic pub serving food and home to Chingford's famous largest beer garden. The Bramblings is a wonderful place to bring up a family and create many memories as we have done for the past 7 years."

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**Reception**

11'3" x 13'1"

**Kitchen/Diner**

17'10" x 11'3"

**Storage**

**Bathroom**

7'7" x 5'6"

**Bedroom**

11'8" x 11'3"

**Bedroom**

11'8" x 13'5"

**Bedroom**

8'0" x 8'9"

**Garden**

approx. 41'0" x 31'2"

**Side Return**

approx. 24'8" x 11'3"



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