



THE AVENUE, HIGHAMS PARK  
Offers In Excess Of £1,250,000 Freehold  
5 Bed House - Semi-Detached

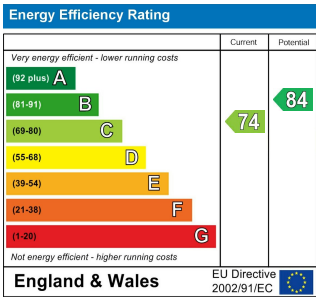
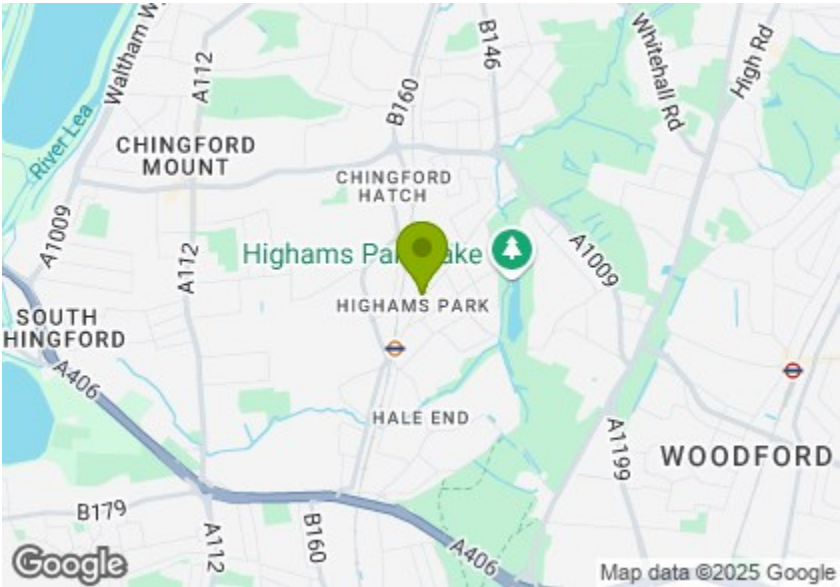


Features:

- Five Bedroom House
- Semi Detached 1930's
- Side Access and Private Driveway
- Moments from Highams Park Station
- Approx. 2384 Square Foot
- Underfloor Heating Throughout the Ground Floor
- Short Walk to Epping Forest
- Circa 92 Foot Rear Garden
- Chain Free
- Downstairs WC and Utility Room

A fabulous five bedroom 1930s semi-detached home, just a short stroll from Highams Park. Freshly refurbished throughout to a very high standard, and sympathetically extended, this is a sparkling family home within a classic Chingford build.

You'll have every practicality in a luxurious setting, from private driveway to a glorious family bathroom with integrated waterproof television.



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  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

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IF YOU LIVED HERE...

Step inside for your light filled entrance hall, and discover your office to the right. Herringbone engineered flooring lies underfoot, as throughout the ground floor. Opposite is your first reception room, with that curving bow window and striking original fireplace, providing a bold focal point. Down the hall, past a spare WC, you'll come to your magnificent kitchen, dining and reception space. Your kitchen is finished in handsome dark graphite shades, with corresponding marbled splashbacks. AEG appliances are integrated at the perfect height. An island holds an induction hob as well as a long breakfast bar, delineating the space perfectly.

A wall spanning width of bifold doors lead out to your huge deck with glass balustrade, and then down to your garden, where stone patio gives way to lush lawn. Back inside, you'll note the handy utility room to the rear of your kitchen, with plenty of bright light grey units and power sockets. On your first floor you'll find everything arranged around a large landing, with soft silver carpeting underfoot. Your family bathroom is first ahead at the top of the stairs, with gorgeous green and blue tiling to the walk in shower. There's a floating vanity, gold toned fittings, and a freestanding tub.

You'll find two bedrooms to the rear, looking out over the garden. The second of these has dual aspect windows as well as its own en suite, fully tiled in stylish pale grey. Your shower is double sized with gooseneck rainfall shower. A third double bedroom to the front also has dual aspect windows for maximum natural light, while double number

four has its own graceful bow window. The second floor holds your splendid skylit principal suite, with Juliet balcony allowing you to take in the views. Your en suite shower room is in striking monochrome, with stylish black fittings and marble patterned tiling.

You're just a seven minute stroll from Highams Park station for the Overground, taking you to Walthamstow Central for the superfast Victoria Line in under ten minutes, or directly to Liverpool Street for the City in twenty three. All your amenities are close at hand too, with a Tesco Superstore opposite the station as well as the much loved Stag & Lantern Micropub, and Vino Tap wine bar. Finally it's under half a mile from your new front door to Highams Park itself, for rolling greenery and sweeping City views.

WHAT ELSE?

- Take your pick from a variety of schools within a mile, including Oakhill Primary, Handsworth Primary and Highams Park School.
- Your new local is The Royal Oak, famed for its bottomless brunches and Sunday roasts.
- Explore a little further and find the hidden gems of Pimp Hall Park and nature reserve.



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. 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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**Garden**  
approx 91'10"

**Kitchen / Dining / Reception Room**  
28'5" x 24'4"

**Utility Room**  
8'2" x 6'2"

**Reception Room**  
13'6" x 12'4"

**Office**  
8'2" x 12'11"

**Bathroom**  
7'10" x 7'0"

**Bedroom**  
11'6" x 11'8"

**Bedroom**  
12'11" x 12'8"

**Bedroom**  
8'2" x 13'4"

**Ensuite**  
8'2" x 13'4"

**Bedroom**  
16'4" x 9'1"

**Bedroom**  
18'11" x 19'3"

**Ensuite**  
4'6" x 9'6"



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