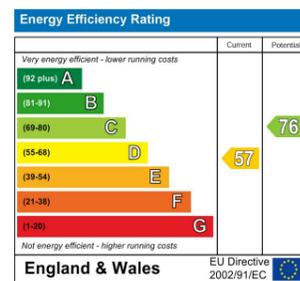
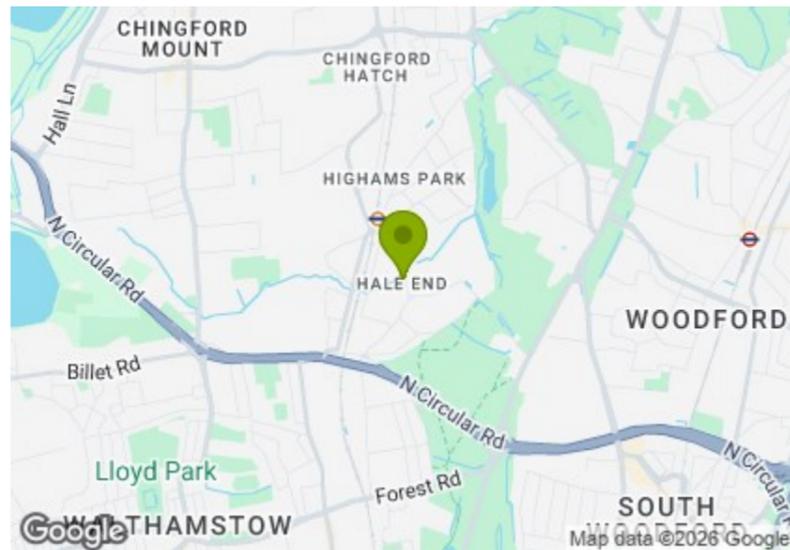




Total Area: 141.4 m<sup>2</sup> ... 1522 ft<sup>2</sup>

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.



## HALE END ROAD, HIGHAMS PARK

Offers In Excess Of £875,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedroom House
- Mid Terrace 1930's
- Approx. 1522 Square Foot
- Moments from Highams Park Station
- Downstairs WC
- Potential to Extend (STPP)
- Circa 72 Foot South West Facing Garden
- Short Walk to Epping Forest
- Rear Access to The River Ching

Benefiting from easy access to both Highams Park and Walthamstow, this spacious four-bedroom 1930s mid-terrace home sits in a fantastic spot near the edge of Epping Forest, with rear access to the River Ching.

Although there's potential to extend, the property already comes in at an impressive 1522 square foot, which takes in a downstairs WC, two reception rooms, large kitchen-diner, first floor family bathroom and converted loft with ensuite. The best bit? It's all been restored to impeccable standards, so you can enjoy it from the day you move in.

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**E11, E7, E12 & E15**  
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0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

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

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

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IF YOU LIVED HERE...

If you're new to Highams Park, get ready for some serious wow-ing. The area has rightfully been named one of the best places to live in the UK by The Times, not that we were surprised. But let's begin at home...

Behind the handsome brick frontage and private driveway lies a beautifully proportioned property, thoughtfully designed to make the very best use of space.

Beyond the spacious and characterful hallway, the front reception room is flooded with natural light from the generous bay window, which allows the character details to shine. There's a striking mantelpiece, bespoke carpentry, custom shutters, a ceiling rose and original floorboards.

The rear reception continues the theme, with immaculate decor, clever built-in storage and lovely double doors leading directly to the garden.

The kitchen/diner balances modern convenience with traditional charm, featuring stylish units, hi-tech appliances, a classic butler sink and beautiful tiled flooring. A ground-floor WC adds welcome practicality.

Step outside and you'll find a garden, 72 foot in length, with a spacious patio with pergola, large lawn, custom beds and lush mature planting. It also benefits from a south-west facing aspect, perfect for late-day sun.

Upstairs on the first floor, two balanced double bedrooms each come with bespoke storage, joined by a third room complete with a charming oriel window. The family bathroom feels stylish and elegant, with a separate claw-foot tub and walk-in shower. Head up to the loft and you'll discover another beautifully finished bedroom with eaves storage and a flawlessly designed ensuite.

All this loveliness is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the Weaver Overground in around 25 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, 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 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 delicious food in stunning surroundings.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



A WORD FROM THE OWNER.....

"We think this house has the best of everything in Highams Park. It is perfectly positioned between the Royal Oak pub, coffee shops, pilates studio, train station and all the convenience but from the back it feels like you're in the forest or countryside, so peaceful, with trees all around you creating privacy, lots of nature and the lovely sound of the river Ching. The house is also in a fortunate location that means we are in the teeny tiny catchment for Handsworth, Selwyn & Oak Hill - which meant we could pick which school we liked the most versus having no choice (very rare in HP). We absolutely love interiors and have loved preserving all the original features and curating a warm, cottagey feel inside and outside. We'll miss our first family home so much but hope someone else can continue the love we have put into it."

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**Reception**  
12'9" x 16'4"

**Bedroom**  
12'9" x 13'8"

**Reception**  
12'9" x 13'8"

**Bathroom**  
8'0" x 7'11"

**WC**

**Bedroom**  
12'11" x 16'11"

**Kitchen/ Diner**  
8'0" x 22'10"

**Ensuite**  
7'4" x 5'3"

**Bedroom**  
6'2" x 9'11"

**Garden**  
71'8" x 19'2"

**Bedroom**  
12'9" x 16'4"



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