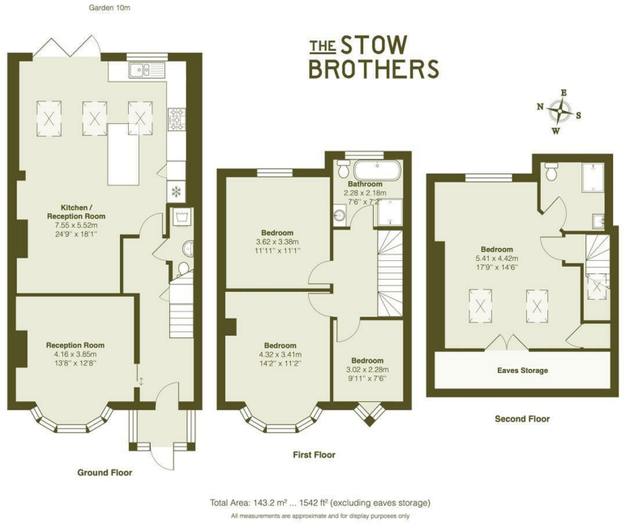
THE STOW BROTHERS

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Reception Room
13'7" x 12'7"

WC

Kitchen/ Reception Room
24'9" x 18'1"

Bedroom
14'2" x 11'2"

Bedroom
9'10" x 7'5"

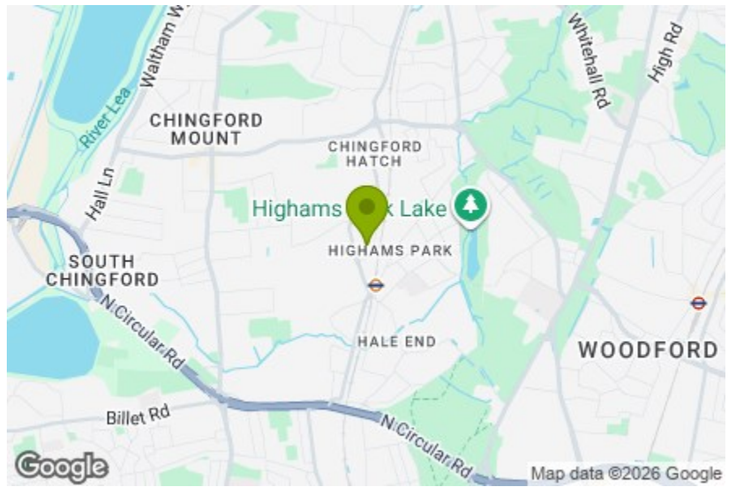
Bedroom
11'10" x 11'1"

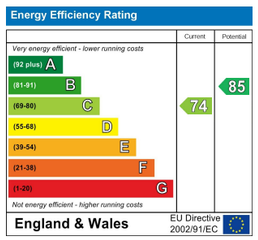
Bathroom
7'5" x 7'1"

Bedroom
17'8" x 14'6"

Ensuite

Garden
32'9"







WARBOYS CRESCENT, HIGHAMS PARK

Offers In Excess Of £825,000 Freehold

4 Bed House - Mid Terrace

Features:

- Four Bedroom House
- Mid Terrace 1930's
- Moments from Highams Park Station
- Approx. 1542 Square Foot
- Downstairs WC
- Private Driveway
- Short Walk to Epping Forest
- Circa 33 Foot Rear Garden
- Quiet Residential Location

A wonderfully characterful four bedroom 1930s house with generous proportions, bold and thoughtful interiors, a private driveway and a 33 foot rear garden. The home sits on a peaceful residential street, just moments from Highams Park Station and the edge of Epping Forest, with the neighbourhood's independent favourites close at hand.

REQUEST A VIEWING
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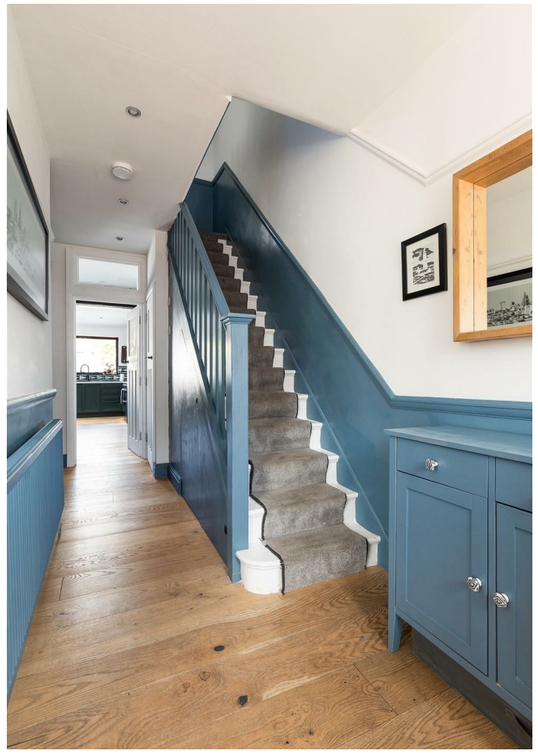
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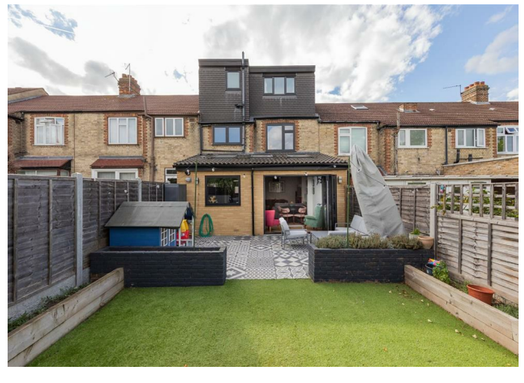












IF YOU LIVED HERE...

There's a lovely sense of character from the moment you step inside. The separate front reception is rich and inviting, with deep red walls, a bay window, fireplace and timber flooring creating a cosy retreat. The true heart of the home is the dine-in kitchen and living area, an expansive space for cooking, eating and relaxing. Dark cabinetry, patterned tiles and a generous island make the kitchen a real focal point, while rooflights and wide doors draw in plenty of daylight and connect the room naturally with the garden. A downstairs WC adds another useful touch.

Upstairs, three bedrooms and the family bathroom sit across the first floor. The two larger bedrooms are positioned to the front and rear, while the third offers flexibility for family life or working from home. The bathroom has plenty of personality too, with a bath and separate shower. Head up again and the top floor feels like a space of its own, with a generous fourth bedroom occupying the top floor, skylights overhead, useful eaves storage and a shower room alongside. Altogether, the house offers approximately 1,542 square feet, excluding the eaves storage.

Outside, the rear garden extends to around 33 feet, with a paved area giving way to artificial turf. With wide doors straight from the main living space, it's easy to picture summer lunches stretching into the afternoon and the garden becoming an extension of the house. Throughout, confident colour, warm materials and thoughtful design choices give the interiors a distinctive personality without losing their sense of home.

WHAT ELSE?

- Highams Park has a lovely neighbourhood feel, with independent favourites dotted around the centre. Pick up something special from Stag & Lantern, settle in for a glass at Vino Tap, or head to The Avenue and Winchester Road for a growing mix of places to eat, drink and shop.

- Epping Forest and Highams Park Lake put some of East London's best-loved greenery within easy reach, with woodland trails, open spaces and the lakeside Humphry's Café all nearby.

- Location-wise, you're just a short stroll from Highams Park Station, where the Weaver line Overground takes you to Liverpool Street in around 25 minutes. A change at Walthamstow Central puts the Victoria line within easy reach too.



A WORD FROM THE OWNER....

"We've loved our time in this home. We fully renovated it and have raised our family here, enjoying the brilliant balance of convenience, community and green space. Being on the train platform in four minutes with fast Overground links straight into Liverpool Street or easy connections onto the Tube network has made everyday life incredibly simple. All the local schools are within a ten-minute walk, and the proximity to Larkswood, Epping Forest and the surrounding parks has given us endless space to explore. The cafés, pubs and local wine bar, along with great shops and a strong community scene, make this a fantastic place to raise children but equally enjoyable without them. "

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