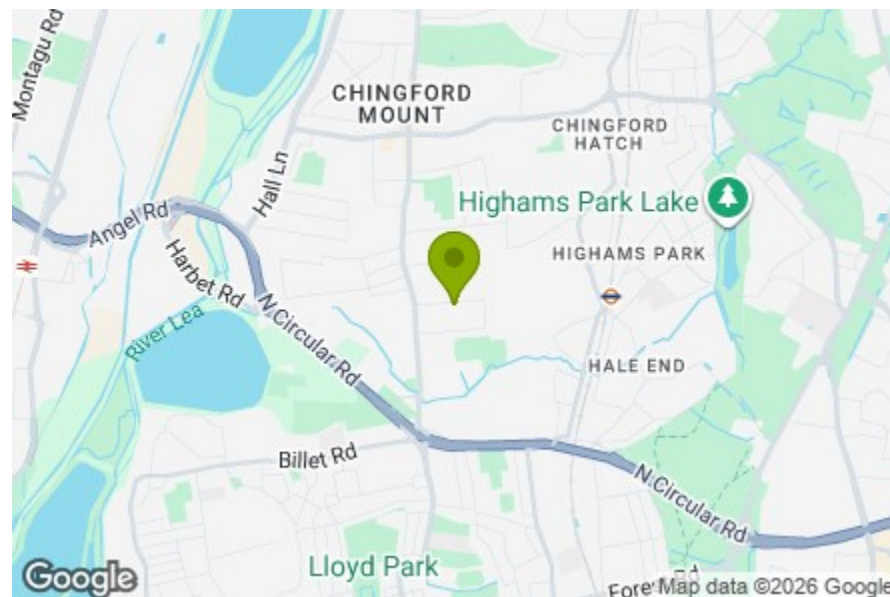




Total Area: 112.9 m² ... 1216 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.

- Porch
- Reception
14'0" x 14'10"
- Reception
10'1" x 12'1"
- Kitchen
8'7" x 11'11"
- WC
- Conservatory
11'7" x 5'7"
- Bedroom
14'6" x 12'10"
- Bedroom
7'8" x 11'7"
- Bedroom
10'3" x 12'2"
- Bathroom
6'4" x 6'10"
- Garden
60'0" x 23'3"



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	



HIGHAM STATION AVENUE, HIGHAMS PARK Offers In Excess Of £700,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom House
- End of Terrace
- Approx. 1216 Square Foot
- Chain Free
- Easy Access to Highams Park and Walthamstow
- Potential to Extend (STPP)
- Side Access
- Circa 60 Foot South Facing Garden
- Short Walk to Ainslie Wood
- Private Driveway

A bright, spacious and chain free three bedroom end of terrace home with over 1,200 square feet of living space, a private driveway, side access and a wonderfully generous south facing garden. Set close to Highams Park, Walthamstow and Ainslie Wood, this is a home with space, ease and plenty of future potential, including scope to extend, subject to the usual permissions.

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 via the enclosed porch and into an impressively large hallway, where the generous proportions immediately set the tone. To the front, the principal reception room is full of light thanks to a broad bay window, while a handsome fireplace and decorative ceiling rose bring character and charm to the room.

Beyond, a second reception room offers another inviting setting for dining, entertaining or relaxed family time, with its own fireplace adding character and warmth. Glazed doors lead through to the conservatory, where garden views create an easy place to sit with a coffee, read or enjoy the changing seasons. The kitchen sits just off the hallway and is smartly presented with sleek white cabinetry, integrated appliances and plenty of worktop space.

Upstairs, three well-proportioned bedrooms are arranged around a bright landing. The principal bedroom spans the full width of the house, while the second double looks out over the garden. The third bedroom offers flexibility as a child's room, guest room or

home office. Outside, the approximately sixty foot south facing garden brings real appeal, with space for planting, play and summer dining, while the side access and private driveway make day-to-day life all the more practical.

WHAT ELSE?

- Highams Park Station is within easy reach, with direct Overground services to Liverpool Street in around twenty three minutes. Walthamstow Central is just two stops away for quick access to the Victoria line.

- Ainslie Wood is only a short walk from your front door, while Epping Forest and Highams Park Lake are also close by for longer weekend walks.

- Highams Park's neighbourhood centre is nearby, home to favourites including Vino Tap, The Stag & Lantern, Biba & Wren and a collection of independent cafés, restaurants and local shops.



A WORD FROM THE OWNER...

"We moved as a family to the property in 1986 and have had many beautiful memories there. It has a lovely peaceful garden space. The house was always well maintained by my parents, with new double glazed windows to the rear of the property and a new kitchen with all modern appliances which is less than 5 years old. It is the perfect home for a young family."

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