



Reception Room
15'9" x 14'0"

Reception Room
11'0" x 10'8"

Kitchen
17'1" x 9'3"

Orangery
13'5" x 8'1"

Bedroom
15'9" x 11'9"

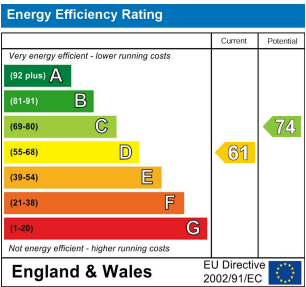
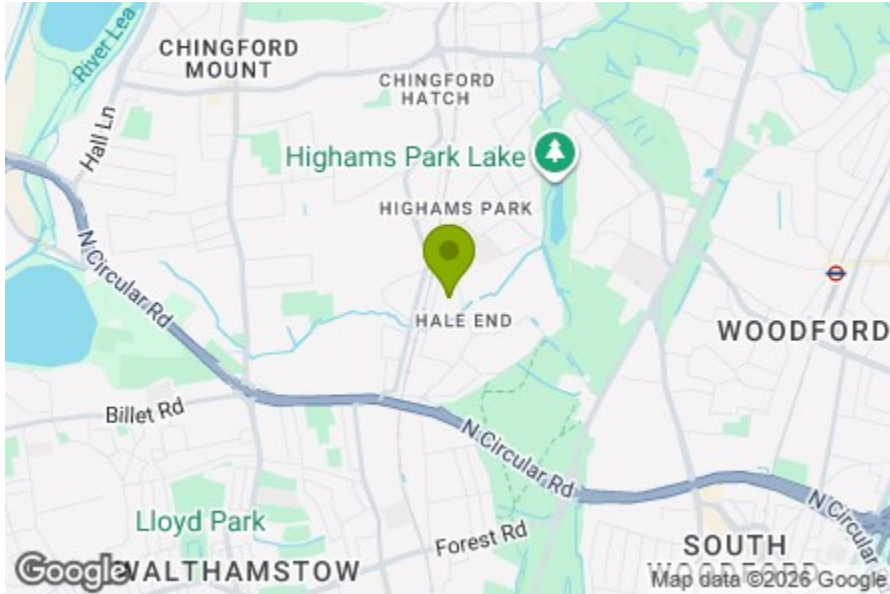
Bedroom
11'0" x 10'2"

Bedroom
9'6" x 8'2"

Bathroom
9'9" x 6'0"

Bedroom
25'4" x 13'1"

Ensuite



PRESTON AVENUE, HIGHAMS PARK

Offers In Excess Of £1,075,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Edwardian Mid Terrace
- Moments from Highams Park Station
- Approx. 1638 Square Foot
- Potential To Extend (STPP)
- Being Sold Chain Free
- Short Walk to Epping Forest
- Circa 115 Foot Rear Garden

Situated in much sought-after Highams Park, this beautiful four-bedroom, two-bathroom mid-terrace home has been thoughtfully arranged across three floors, offering plenty of highlights both inside and out. From the bright kitchen-diner and large through-lounge to the converted loft with master and ensuite, every design choice has been carefully considered. Outside, the 115 foot south-facing rear garden provides a peaceful retreat, and there's even the exciting potential to extend the home further subject to usual permissions.

As well as Highams Park, Walthamstow is close by for amenities and transport links, while the open greenery of Epping Forest is within walking distance. It's on the market chain-free, too.

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IF YOU LIVED HERE...

Beyond the handsome red brick frontage, complete with beautiful Edwardian detailing, you'll find a home that's packed with character and thoughtfully designed for modern family life.

The vast through-reception stretches to around 340 square feet, with a generous bay window to the front and French doors at the rear ensuring natural light floods in from both directions. Original features have been lovingly preserved throughout, from the restored timber floorboards and elegant ceiling rose to the pair of striking fireplaces with their original surrounds.

The French doors lead straight out to your south-west-facing rear garden, where a crazy-paved patio provides the perfect spot for entertaining before giving way to a long lawn bordered by mature planting and ending with a useful storage shed.

Back inside, the bright orangerie-style dining area creates a wonderful connection to the garden thanks to its floor-to-ceiling glazing, making it an inviting space whatever the season. Beyond, the dual-aspect kitchen has been beautifully finished with timber cabinetry, a Belfast sink, open shelving, pantry and a cream Smeg range cooker that perfectly complements the home's period character.

Upstairs, you'll find three beautifully presented bedrooms, including two generous doubles and a well-proportioned single that would work equally well as a nursery or home office. The principal bedroom is especially impressive, with its large bay window, original floorboards and feature fireplace. The family bathroom has been stylishly updated with contemporary fittings and a marble topped vanity unit, while the converted loft provides an exceptional principal suite, complete with exposed beams, bespoke storage, leafy views and a sleek en suite shower room.

With Highams Park station only four minutes away on foot, you'll have direct Weaver Overground trains to Liverpool Street in around 23 minutes, while Walthamstow Central is just two stops away for quick access to the Victoria line.

When it's time to enjoy the outdoors, you're brilliantly placed. Epping Forest begins just a couple of minutes from your front door, while nearby Highams Park and its picturesque lake provide the perfect setting for weekend walks. Families will also appreciate Vincent Road Playground, with its imaginative climbing equipment and play spaces just a short stroll away.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy top rated food in eye-pleasing surroundings, it's just a few minutes on foot too.



A WORD FROM THE OWNER.....

"This house is special, and very unique in London. You're only 4 minutes away from the Weaver line but in the house it feels like you're outside of London. The garden is huge and thoughtfully designed so flowers are in bloom throughout the year, starting with snow drops and bluebells in the spring through to lillies and jasmine in the summer. There's lots of different places to sit based on the time of day - but having a summer dinner under the shade of the fig tree is very special. (It's south west facing so gets all the sun!). Inside I really have put myself into renovating it: I have invested in the best products as I thought I would be living there from the marble top, custom made Parker and Howley vanity unit in the bathroom, to Devol brassware in the kitchen. All of the paint is designer: Paint and Paper, Little Greene or Farrow and Ball. The boiler is brand new and top end (Weissmann - installed in May 2026), and same with all of the windows. You can enjoy a coffee in the living room in the morning sun, and then by late morning and afternoon the orangerie - it's especially nice in the winter when you can enjoy the sun even when it's cold out! It's a gorgeous, very special, unique place to live and I'll be sad to sell it, but a new chapter awaits in New York! "

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