

ALDERS AVENUE, WOODFORD GREEN
Offers In Excess Of £575,000 Freehold
3 Bed House - Detached



Features:

- Three Bedroom Home
- Detached House
- Moments from Epping Forest
- Approx. 1045 Square Foot
- Chain Free
- Potential To Extend (STPP)
- Wrap Around Garden and Side Access
- Short Walk to Highams Park Station
- Private Driveway
- Downstairs WC and Utility Room

This uniquely detached three-bedroom home is tucked away in a peaceful yet well-connected corner of ever-popular Highams Park, just moments from the natural beauty of Epping Forest.

Offering over 1,000 square feet of living space across two storeys—with potential to extend (STPP)—it offers two reception rooms, a downstairs WC and utility room, and a first-floor bathroom. Outside, the wraparound garden with side access adds even more versatility.

REQUEST A VIEWING
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IF YOU LIVED HERE...

If you don't already know Highams Park, you're in for a fantastic surprise—this family-friendly neighbourhood has been making headlines as one of London's rising hot spots. But before you dive into all the area has to offer, let's start with a tour of this rare and uniquely detached home...

The ground floor has been smartly laid out to maximise both space and flexibility. Two generous reception rooms are linked by double doors, giving you the option of a flowing open-plan feel or separate living and dining areas. The separate kitchen is both sleek and practical, with smart fittings and spacious units, while the ground floor WC and utility room provide added convenience.

Outside, the wraparound garden is a fantastic feature, offering side access and a private front driveway—ideal for modern living.

Upstairs, you'll find two well-proportioned double bedrooms, a third smaller bedroom, and a spacious family bathroom with sleek fittings.

Although you're nestled close enough to Woodford to benefit from that neighbourhood, Highams Park is your nearest station – a 12 minute stroll away. From there you can nip to Liverpool Street on the Overground in around 23

minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End).

En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is the jewel in the crown, with its brilliant lake and landscaped gardens.

WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings.

- Parents will be pleased to learn that you have numerous great primary/secondaries nearby, as well as plenty of community-led activities for kids and teens alike.



A WORD FROM THE EXPERT....

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkham Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT MANAGER

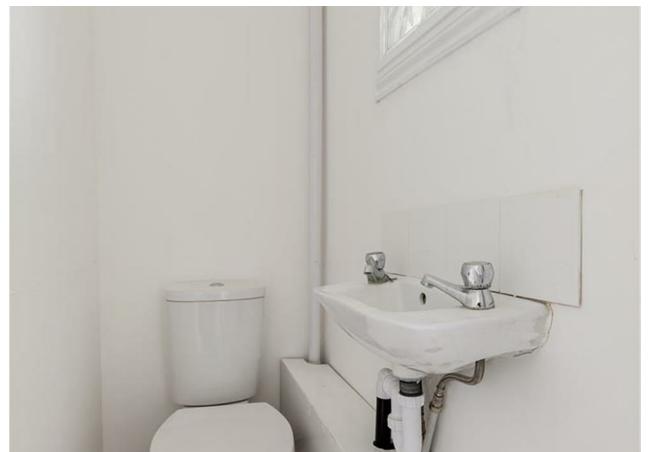
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Reception Room
14'8" x 8'8"

Reception Room
17'11" x 11'10"

WC

Kitchen
10'1" x 8'0"

Bedroom
9'6" x 8'7"



Bedroom
14'7" x 10'0"

Bedroom
17'10" x 7'7"

Bathroom
8'7" x 8'2"

Garden (Front)
51'2" x 20'11"

Garden (Back)
49'8" x 31'1"



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