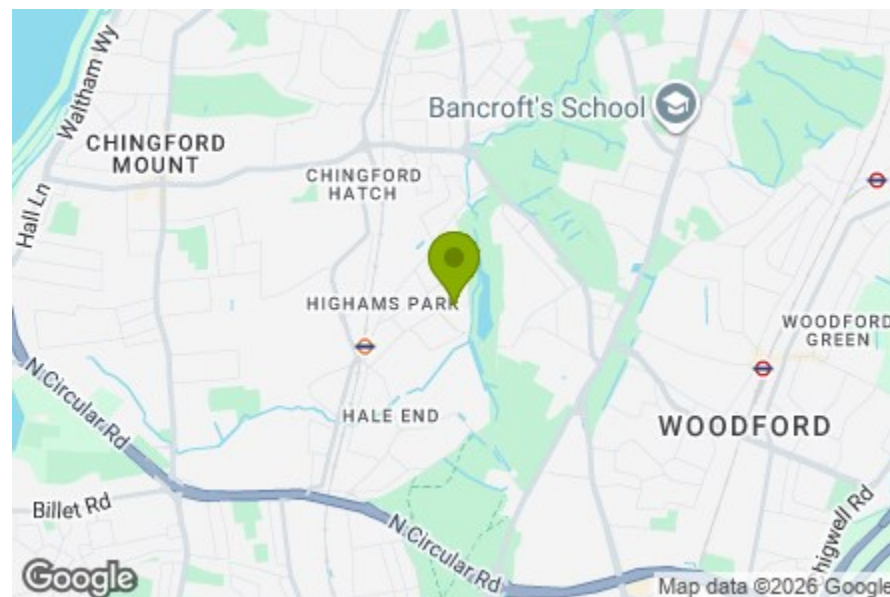




Total Area (Excluding Garage, Eaves Storage & Garden Studio): 171.6 sqm - 1847 sqft

What 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 errors, omissions, 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.

- Reception 13'10" x 13'9"
- Reception 13'10" x 14'7"
- WC
- Utility 7'4" x 14'7"
- Kitchen/ Diner 15'8" x 14'3"
- Bedroom 8'2" x 15'10"
- Ensuite
- Bedroom 7'1" x 8'7"
- Bedroom 12'5" x 13'9"
- Bedroom 11'8" x 12'1"
- Bedroom 18'0" x 19'3"
- Bathroom 7'10" x 6'7"
- Ensuite 5'8" x 7'2"
- Garden 60'0" x 50'10"
- Garden Studio 16'9" x 10'2"
- Garage 10'9" x 14'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CLIVEDON ROAD, HIGHAMS PARK

Offers In Excess Of £1,175,000 Freehold 5 Bed House - Semi-Detached



Features:

- Five Bedroom House
- Semi Detached 1930's
- Moments from Highams Park Lake and Epping Forest
- Approx. 1847 Square Foot
- Potential To Extend (STPP)
- Downstairs Utility Room and Separate WC
- Short Walk to Highams Park Station
- Private Driveway and Garage
- Large South West Facing Garden (Circa 61 Foot)
- Garden Studio

Set in much-loved Highams Park, this bright and generous five-bedroom 1930s semi-detached home is full of charm and character. With over 1,800 square feet of space, three bathrooms, a ground floor WC and separate utility, a large garage, private driveway, and a south-west facing garden with studio at the rear, it's got everything a growing family could need. There's even potential to extend (STPP).

And with Epping Forest on your doorstep and Highams Park station just a short stroll away, you'll love the balance of green space and great connections.

REQUEST A VIEWING
0203 369 6444

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

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll immediately notice the care and attention that has gone into updating this home. From the high-quality flooring to the thoughtfully chosen decor throughout, every detail has been considered, creating a space where you can relax and feel instantly at ease.

The front reception room is full of character, featuring period details such as a ceiling rose alongside charming touches like the fireplace surround. To the rear, the second reception room is equally impressive, complete with bespoke carpentry and a flawless finish. The kitchen-diner is bright and contemporary, with sleek units and integrated high-spec appliances.

Practicality is just as well thought out, with the added benefit of a garage, utility room and ground floor WC.

The 61 foot rear garden is a standout feature, offering a wonderful sense of seclusion with its leafy surroundings and generous lawn. A patio area with a bespoke wood-fired pizza oven makes it ideal for entertaining, while the fully connected studio at the rear provides a versatile space suitable for a range of uses.

Upstairs, the first floor offers four beautifully presented bedrooms, including one

with an en-suite, as well as a modern family bathroom. The loft has been thoughtfully converted to create a stunning master bedroom with ample storage and an additional bathroom.

Drivers will be delighted with the private garage and driveway, but this is a fantastic area to explore on foot, too... You're only a few minutes from the lush greenery of Highams Park, where you'll find a tranquil lake, flower meadow and playground.

Head in the other direction and you'll find a thriving food and drink scene around the quaint centre of Highams Park. Be sure to check out Vino Tap, The Stag & Lantern Micropub and Yaz, but there are many other hidden gems.

You'll be pleased to discover that you have a Tesco Superstore a short stroll away, so you'll never be stuck for essentials. The train station is also conveniently located, giving you access to the Weaver Overground, where you can reach Liverpool Street in around 25 minutes (or change two stops down the line at Walthamstow for the Victoria line).

WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area - one of the reasons why E4 is so popular with young families.



A WORD FROM THE OWNER

"We bought this house way back when our children were young and just about to start Primary School. The main draw for us was the proximity to Epping Forest and lovely big garden. This house has been ideal for raising a family, located on a quiet street, and with friendly neighbours all round. The forest is just steps away, with Highams Park and its lake nearby for year-round walks. Local schools are excellent and within walking distance from Clivedon Road. Highams Park has always had a strong sense of community, with activities organised by the fantastic Highams Park Planning Group including Spring festivals, picnic in the park, local guided walks, film club, dog shows and Shakespeare in the Park. Despite changes over time, it retains its village atmosphere and offers convenient access to the City and Central London. Clivedon Road was named one of London's best places to live by the Sunday Times and we will be sad to leave such a great place."

REQUEST A VIEWING
0203 369 6444

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM