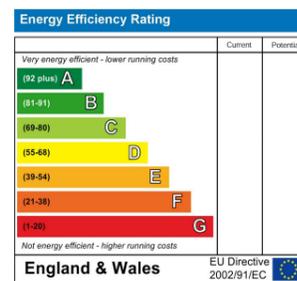
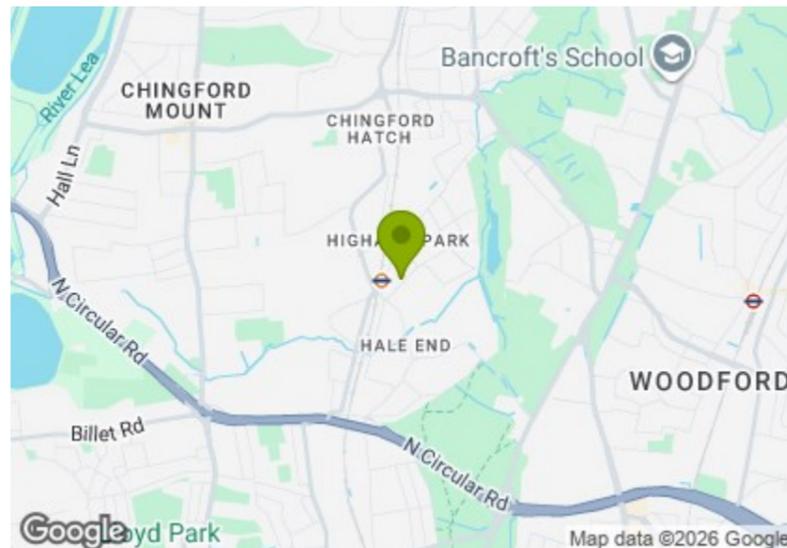




Total Area: 209.1 m² ... 2251 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



HANDSWORTH AVENUE, HIGHAMS PARK

Offers In Excess Of £1,300,000 Freehold

5 Bed House



Features:

- Five Bedroom House
- Semi Detached
- Moments from Highams Park Station
- Approx. 2251 Square Foot
- Potential To Extend (STPP)
- Private Driveway
- Short Walk to Epping Forest
- Circa 90 Foot Rear Garden
- Side Access

Unfolding over three floors, this immense five-bedroom, semi-detached home offers a wealth of features. Highlights include a 90 foot rear garden with side access, a private driveway, two bright reception rooms, a large kitchen/diner, two bathrooms and a WC, as well as the exciting potential to extend further.

In addition to having Highams Park station on its doorstep, the 2,251 square foot property sits in the heart of the neighbourhood, with a fantastic choice of eateries and shops nearby. Epping Forest is also just a short walk away, meaning you can easily switch between cosmopolitan buzz and sprawling nature.

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0203 397 2222

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hello4@stowbrothers.com
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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
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0203 325 7227

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IF YOU LIVED HERE...

Beyond the convenient driveway and flawless hallway, the front reception room is flooded with light thanks to generous bay windows. The soft palette has been beautifully considered, as have the rest of the fittings, including bespoke shutters and an antique-style column radiator. A striking ceiling rose and fireplace add a further touch of timeless character. Behind this, you'll find another equally stylish reception room with more immaculate features.

At the rear, the traditional yet contemporary kitchen/diner is bathed in natural light. With sleek worktops, smart units and high-spec appliances such as a double oven, it has been thoughtfully designed to be warm, stylish and practical. It leads onto a sunny conservatory, providing yet another versatile living space that could be used in countless ways; as a gym, playroom or dining area, to name a few...

The garden itself is lush and private, extending to around 90 feet, with a rolling lawn, plenty of mature foliage and a patio.

Back inside, head upstairs and you'll find three pristine bedrooms, including one with its own ensuite. There's also a family bathroom on this floor, while the second floor offers two further bedrooms and an additional WC.

Outside, the glorious and historic Epping Forest is just a short stroll away, as is Highams Park itself, home to a tranquil lake, flower meadows and the fantastic cafe, Humphry's.

Thanks to the railway crossing and clock tower, Highams Park has a distinctly village-like feel, and the amenities are just as charming. Not sure where to start? Try Vino Tap, The Stag & Lantern Micropub, Biba & Wren or Yaz. There's also the convenience of a Tesco Superstore and other familiar chains for everyday essentials.

It's only a very short walk to Highams Park station, where you can reach Liverpool Street on the Weaver Line in under 25 minutes. It's also just two stops to Walthamstow, where you can change for the ultra-convenient Victoria line. The area is well served by buses and cycle routes too.

WHAT ELSE?

- Drivers, already happy about the driveway, can reach the North Circular in just a few minutes, or the M25 in around 15 minutes.

- Parents will be pleased to know there's an abundance of excellent schools in the area, one of the reasons it's such a popular neighbourhood for families.

- You're also close enough to Chingford, Walthamstow and Woodford to enjoy the benefits of those fantastic neighbourhoods too.



A WORD FROM THE OWNER.....

"We purchased this home in 2000 as a family home to bring up our two children. It has served it's purpose well and we shall miss it. Furthermore, the surrounding area has allowed us to make the most of ours and our children's lives with the advantage of a simple commute to work, social events, dog walks at the nearby park, golf courses and of course Epping Forest itself. You will never be short of coffee, cakes, and clubs in Highams Park."

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Reception
14'8" x 15'2"

Reception
12'7" x 12'11"

Kitchen/Diner
9'4" x 23'11"

Conservatory
15'3" x 12'2"

Bedroom
12'1" x 16'8"

Ensuite

Bedroom
13'0" x 12'1"

Bathroom

Bedroom
11'5" x 16'7"

Bedroom
14'9" x 13'4"

Bedroom
13'0" x 12'4"

WC

Garden
90'2" x 24'9"



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