



WARBOYS CRESCENT, HIGHAMS PARK

Offers In Excess Of £1,000,000 Freehold
5 Bed House - End Terrace



Features:

- Five Bedroom House
- 1930's End of Terrace
- Easy Access to Highams Park Station
- Approx. 2200 Square Foot
- Chain Free
- Private Driveway
- Downstairs WC and Utility Room
- Circa 50 Foot Rear Garden
- Side Access
- Short Walk to Epping Forest

This striking five-bedroom 1930s end-of-terrace home sits on a peaceful residential street, just moments from Highams Park station and the edge of Epping Forest — offering the perfect blend of nature and city connections. With over 2,200 square feet of space, a private driveway, side access, and a 50-foot garden, it's a true dream home, full of original character and thoughtful features like a handy downstairs WC and utility room. That fact that it's on the market chain-free is just the icing on the cake.

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

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IF YOU LIVED HERE...

Beyond that private driveway and elegant frontage, you'll step into a wonderfully proportioned home where every inch of space has been thoughtfully designed – one of the many reasons we love 1930s architecture.

You'll be struck by the generous layout, but what really shines through is the warm, inviting atmosphere and the character details. The front reception sets the tone beautifully, with its large bay windows dressed with shutters and a charming mantelpiece adding a touch of period elegance.

The true heart of the home is the dine-in kitchen and living area – a light-filled space that shows off its smart design at every turn. From the impressive integrated appliances to the sleek worktops, it's packed with considered touches. The island is perfect for casual breakfasts, while there's ample room for a full-sized dining table when entertaining's on the cards. Pendant lighting and downlights create just the right mood, and the Crittall-style doors and skylights tie it all together perfectly. Tucked neatly away, the utility room and WC keep everything practical and streamlined.

Step out into your beautifully landscaped garden – designed to catch the sun at every opportunity. With a mix of spots to sit and relax, mature planting and bespoke planters, it's a real outdoor haven.

Upstairs is just as impressive. The first floor hosts three well-finished bedrooms and a

dedicated dressing room, plus a sleek family bathroom with a walk-in shower and tub. And on the second floor? Two further bedrooms and another stylish bathroom create the ideal retreat.

Location-wise, you're just a seven minute stroll from Highams Park station, where you can be at Liverpool Street in around 25 minutes via the Weaver Overground. The local food and drink scene is thriving, and there's no shortage of green space nearby—from the wide open expanse of Epping Forest to Highams Park's much-loved lake, meadow and café. Walthamstow is also close at hand for even more excellent amenities and a quick Victoria line connection into central London.

WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why it's such a popular area for families.
- You've got some fantastic food and drink-based perks nearby, including Vino Tap, The Stag & Lantern Micropub and the Time Out approved Good Friend Chinese Restaurant.



A WORD FROM THE EXPERT.....

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat.

If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL
E4 BRANCH MANAGER

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Reception Room
14'0" x 13'11"

WC
8'2" x 6'6"

Utility Room
8'3" x 8'1"

Kitchen/ Reception Room
28'8" x 24'2"

Garden
49'2"

Bedroom
15'3" x 12'2"

Bedroom
14'2" x 13'11"

Bedroom
11'9" x 11'9"

Dressing Room
8'0" x 6'7"

Bathroom
13'9" x 8'3"

Bedroom
14'11" x 7'4"

Bedroom
14'11" x 14'11"

Bathroom

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