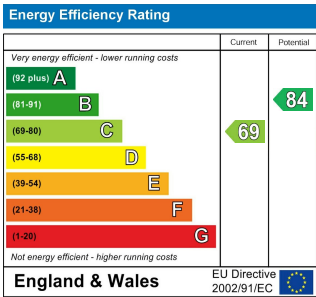
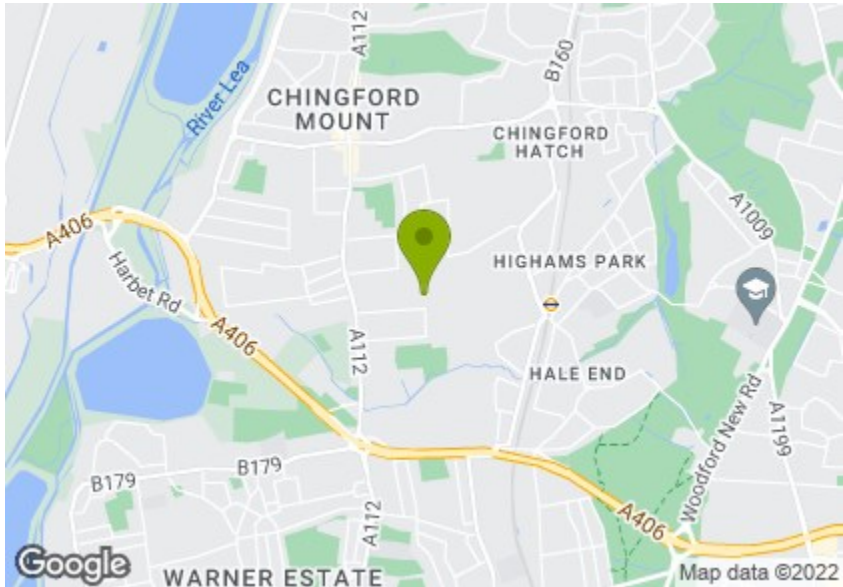




Total Area (Excluding Garage): 130.3 m² ... 1402 ft²

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.



CONINGSBY GARDENS, HIGHAMS PARK

Offers In Excess Of £650,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- 1930's Terrace
- Rear Access
- Private Driveway
- Short Walk to Highams Park Station
- Quiet Residential Street
- Close to Local Amenities
- Approx 1402 Square Foot
- South Facing Rear Garden

A magnificent and characterful four bedroom family home spread across three floors with south-facing rear garden and workshop in Highams Park. Although nestled on a peaceful street with green spaces nearby, city connections are a cinch.

Highams Park overground is a twelve minute walk or five minute bike ride, and will get you directly to Liverpool Street in twenty three minutes. Alternatively, Walthamstow Central is five minutes and three stops away for a quick swap to the Victoria line.

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0203 369 6444

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0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 325 7227

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0203 369 1818

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IF YOU LIVED HERE

You'll be enjoying all the beautiful features of this sumptuously appointed family home on a daily basis. Your open plan through lounge comes in at 260 square feet with an elegantly paned box bay window, open fire, and dining area artfully divided by an exposed brick arch. Next up is your immaculate 220 square foot kitchen, featuring granite worktops NEFF appliances and an integrated dishwasher, all expertly zoned by an island segmenting the room for a third reception area. In here, as throughout, you have brushed chrome switches and USB sockets.

A choice of two doors open it all up to your generous, south-facing garden. It's an enticing space where pristine patio adorned by masterfully curated greenery gives way to a stretch of lawn flanked by flourishing beds and pots and ends in a 355 square foot workshop. Back inside, past the handy WC, and walk up the stairs for two double bedrooms and a single, all dressed in neutral tones with cosy carpet underfoot. The family bathroom's home to a walk-in rainfall shower and vessel sink, while lastly your 120 square foot loft bedroom's a delectable skylit space with a peaceful view and en suite shower room.

Outside and there are plenty more transport options. Cyclists can join the Chingford to Crooked Billet Quiet Route in moments for the Blackhorse Road route, and continue on to the Q2 Cycleway to whizz across the marshes to Hackney and the City beyond. Fans of four wheels have their own driveway and can be on the North Circular in seven minutes or the M11 in twelve. Brilliant for Stansted Airport. For nights out you've an array of amenities and fine dining options in Highams Park and Chingford Mount. Or hop onto a bus on Chingford Road to enjoy the wonders of Walthamstow.

WHAT ELSE?

- Parents will be pleased to know you have sixteen primary/secondary schools in a one mile radius alone, all rated 'Good' or better by Ofsted. Tiny Tots Nursery is an outstanding option for early years, just two minutes' walk around the corner.
- Firing for fitness goals? Energie Fitness Gym and Bannatyne Health Club & Spa are both within a ten minute walk so you can be pumped or pampered, as you wish. The open green spaces of Memorial Park are closer still, perfect for picnics or long strolls.
- You have a substantial double garage and workshop to the rear, ripe for further development or extra parking if you need it.



A WORD FROM THE OWNER....

"It has been an amazing and much loved family home. My grandfather purchased it when it was first built in 1934 and it has seen 4 generations of our family live here. I have lived here for 35 years with my family. It's a quiet road with no through traffic, and it's only a 12 minute walk to Highams Park Station for trains to Liverpool Street Station, perfect for evenings out in London and day trips with the children. There's a sports field and Forest just 5 minutes walk away and there are nice restaurants within walking distance (Higham's Park) or a 5 minute drive to North Chingford."

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Garden
41'9" x 19'2"

Garage/ Workshop
16'11" x 20'9"

Hall

Storage

WC

Storage

Lounge
12'0" x 11'2"

Dining Room
11'2" x 11'2"

Kitchen
16'8" x 12'11"

Bedroom
10'9" x 13'9"

Bedroom
7'0" x 10'9"

Bathroom
7'8" x 7'3"

Bedroom
10'1" x 11'1"

Bedroom
9'1" x 13'9"

Eaves Storage
Storage



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