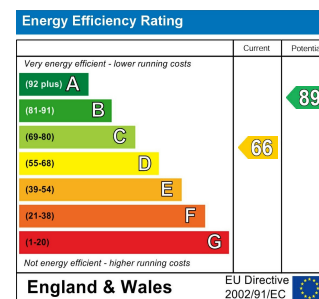




Total Area: 101.5 m<sup>2</sup> ... 1092 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.



## AINSLIE WOOD CRESCENT, HIGHAMS PARK Offers In Excess Of £600,000 Freehold 4 Bed House



### Features:

- Four Bedroom House
- Mid Terrace 1930's
- Easy Access to Highams Park
- Approx. 1092 Square Foot
- Potential To Extend (STPP)
- Large Private Garage
- South Facing Garden
- Two Bathrooms
- Short Walk to Ainslie Wood
- Quiet Residential Location

Sat on a quiet, leafy cul-de-sac is this smartly presented, spacious, four bedroom 1930s family home. Arranged over three floors, with a South facing garden and large garage, you're also close to lush green parks and Walthamstow Wetlands.

Less than a mile from your door, you'll find Highams Park station. From here you can catch direct Overground services to Walthamstow Central, Hackney Downs and through to Liverpool Street in just twenty three minutes.

**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

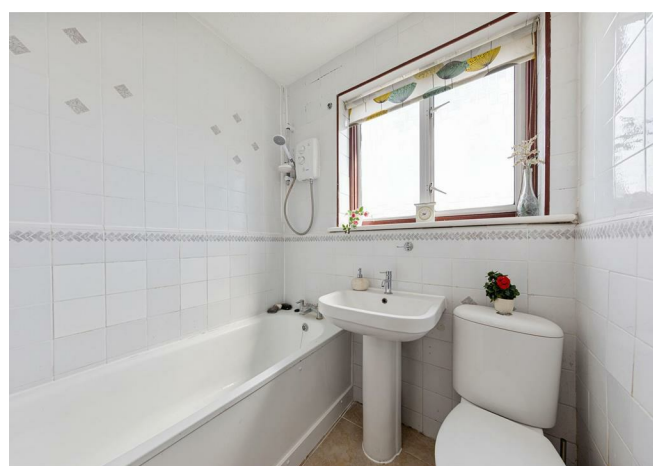
**New Homes**  
newhomes@stowbrothers.com  
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0203 369 6444



#### IF YOU LIVED HERE...

A curved bay window casts natural light over your pale timber floored living room while an ornate vintage hearth provides a fine focal point. As you step through the open archway into the dining area you'll find large patio doors adding more daylight to the rear. The open plan design of your ground floor continues on into the kitchen, where you'll find blonde hardwood cabinets, slate grey floor tiles, sleek integrated appliances and additional access to your South facing, lawned garden. Out here there's plenty of patio space for al fresco dining and a footpath that leads to your large garage at the rear.

On the first floor, your principal double bedroom has another bright curved bay window and smooth timber flooring underfoot. Your second double sleeper has some handy purpose built wardrobes and the third a leafy garden view. Your family bathroom is a classic, pristine affair with floor to ceiling glossy white tilework and a shower over the tub. Up in the modern loft conversion, you'll find your fourth double bedroom with plush carpet, a large skylight, eaves storage and a contemporary en suite with a spacious stroll in shower.

You have a few popular parks nearby. Just moments from your door you'll find Ainslie Wood and just a little further away are Memorial Park and Chase Lane Park, both great spots for morning runs, and summer picnics, playgrounds and tennis courts. When dining out we'd recommend Os 3 Reis Grill House, for deliciously authentic steak and chicken grilled over charcoal the Portuguese way. Alternatively, over by the station, you could visit Karya Bistro for family friendly breakfasts and brunches, or Yaz Restaurant for high end cocktails and Mediterranean cuisine.

#### WHAT ELSE?

- Chingford Leisure Centre is less than a mile from your door, with a state of the art gym, two swimming pools and plenty of fitness classes.
- For a fun family day out, why not visit Jurassic Falls Family Golf? This mini golf course leads you through a Jurassic world filled with dinosaurs and is sure to capture the imaginations of your little ones.
- The Walthamstow Wetlands are just over a mile away, with a network of reservoirs and wildlife to explore. This beautiful nature reserve is also a Site of Special Scientific Interest.



#### A WORD FROM THE OWNER....

"Lots of green walking areas. Some I have only just discovered in the last 2 years, access to forests, tennis club park across the road"

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**Reception Room**  
13'3" x 10'9"

**Bathroom**  
6'0" x 5'11"

**Kitchen / Diner**  
16'5" x 10'11"

**Bedroom**  
17'6" x 11'8"

**Bedroom**  
11'0" x 10'2"

**Shower Room**  
5'11" x 5'10"

**Bedroom**  
10'10" x 9'6"

**Garage**  
17'0" x 12'1"

**Bedroom**  
9'1" x 6'8"



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