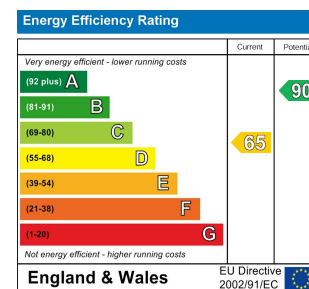


Total Area: 89.7 m² ... 966 ft²
All measurements are approximate and for display purposes only.

- Reception Room
14'0" x 12'7"
- Reception Room
13'8" x 11'0"
- Kitchen
8'6" x 7'3"
- Bedroom
8'7" x 6'11"
- Bedroom
14'0" x 11'6"
- Bedroom
13'4" x 11'6"
- Bathroom
6'10" x 5'7"
- Shed
- Garden
62'4"



ALMA AVENUE, HIGHAMS PARK

Offers In Excess Of £599,995 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- 1930s Mid Terrace
- Potential to Extend (STPP)
- A Short Walk to Highams Park Station
- Easy Access to Epping Forest
- Approx. 996 Square Foot
- Being Sold Chain Free
- Quiet Residential Street
- Chain Free

A fantastic three bedroom 1930s mid terrace home, a short walk from Highams Park Station. With original features and living space of close to 1000 square foot, it offers enormous potential and could even be extended (subject to permissions).

You're on a quiet residential street here, surrounded by green spaces. Within fifteen minutes you can be strolling through the serene woodlands of Epping Forest, or past Highams Park Lake on your way to taking in the incredible view from the top of Highams Park itself. This peaceful location offers you the best of both worlds, being as little as half an hour's commute from the City.

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E8, E9, E5, N16, E3 & E2
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0208 520 3077

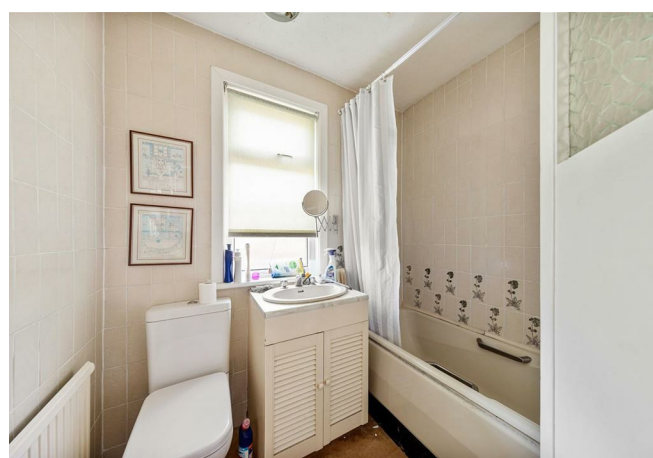
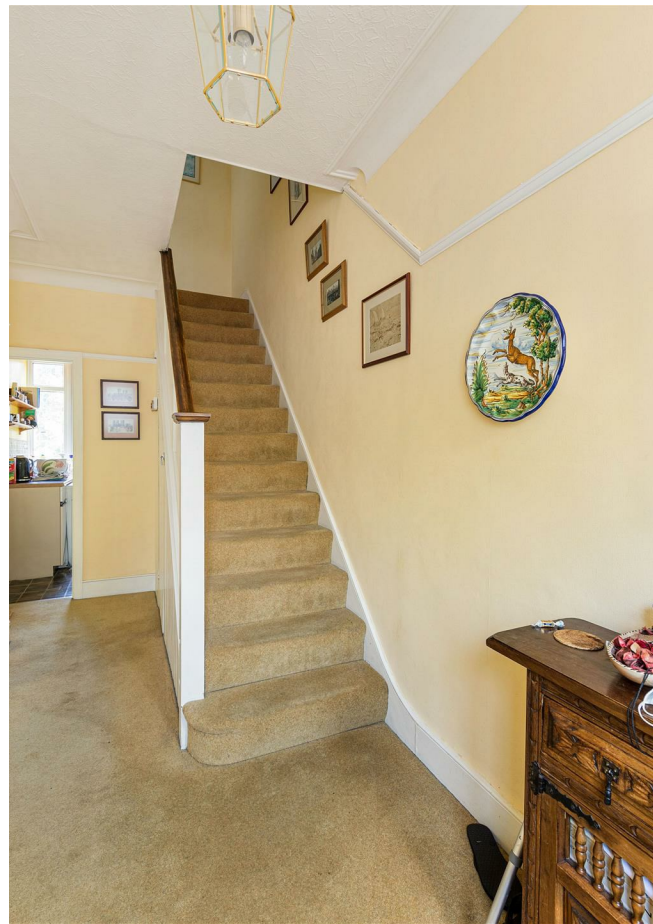
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IF YOU LIVED HERE...

Your front door opens at a pleasing angle onto your broad hallway, and a pretty stained glass window adds extra natural light to the entrance. On the right are your stairs, with classic 1930s balustrade, while to the left is your first reception. Here you have a double glazed bow window to the front, and 180 square foot of hosting space. Your 155 square foot second reception has another curvaceous window, with a door onto your garden, lawn flanked by lush greenery.

Step back inside straight into your kitchen, with wood panelling to the ceiling, and smooth sand cabinetry. Upstairs, you'll find your fully tiled family bathroom to the rear, with modern WC and plenty of natural light. Then you'll find two large double bedrooms, each of over 160 square foot. Both are bay windowed and feature integrated wardrobe space. Your third bedroom sits to the front, and at fifty five square foot will make an ideal nursery or home office.

You're barely half a mile from Highams Park Station, where you can hop on the Overground and be at Liverpool Street in twenty three minutes, or Walthamstow Central for the Victoria Line in less than ten. From there it's only another quarter of an hour to Kings Cross. Meanwhile the North Circular is just a few minutes away if you're in the car. If you're staying local then The Stag & Lantern Micropub and Vinoramica Wine Bar, just opposite the station, are well worth a visit for their respective tipples.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Selwyn Primary, Oakhill Primary and The Woodside Primary Academy.
- Your new local is The County Arms, a traditional pub offering a friendly welcome and plenty of events.
- For more green spaces, explore the hidden gems of Pimp Hall Park and Nature Reserve.



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. 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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