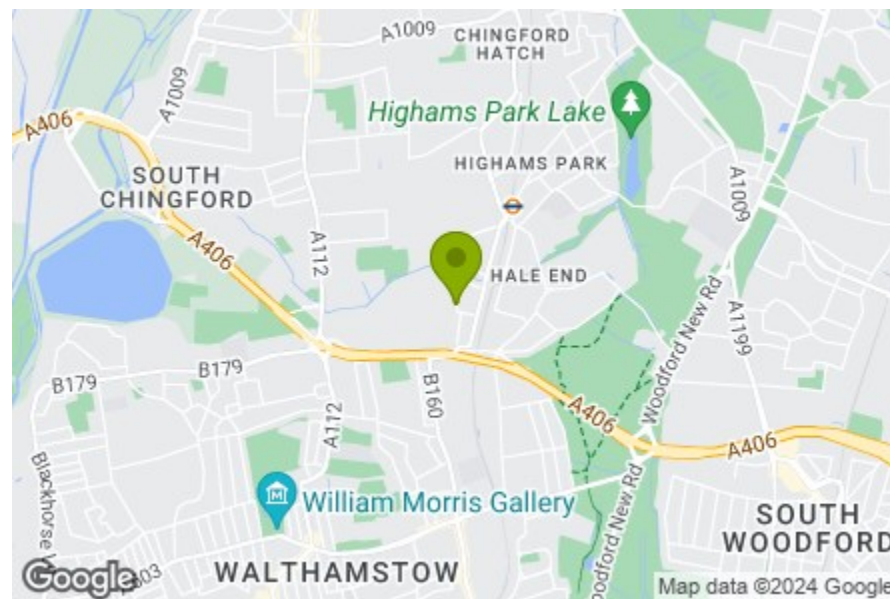


Total Area: 90.2 m² ... 971 ft²

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.

- Reception
12'7" x 14'0"
- Reception
11'3" x 13'5"
- Kitchen
7'0" x 8'8"
- Bedroom
6'11" x 9'10"
- Bedroom
11'5" x 14'0"
- Bedroom
11'5" x 13'6"
- Bathroom
6'9" x 5'6"
- Garden
72'0" x 22'7"



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |



ALMA AVENUE, HIGHAMS PARK

Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- End of Terrace 1930's
- Short Walk to Highams Park Station
- Approx. 971 Square Foot
- Potential to Extend (STPP)
- Side Access
- Easy Access to Epping Forest
- Circa 72 Foot West Facing Garden

Sat on a quiet leafy avenue, this is an utterly charming, immaculately presented, three bedroom, 1930s end terrace, with a large, West facing garden, it's all within easy walking distance of Epping Forest, the River Ching and Highams Park station.

Highams Park station is only twelve minutes away on foot. Here you'll find direct, twenty three minute, Overground services to London Liverpool Street. It's also just a two stop hop to Walthamstow Central for the Victoria line.

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

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 369 6444



IF YOU LIVED HERE...

Your warm, inviting through lounge sweeps the length of your home and comes in at an impressive 320 square feet. Natural light pours in from a bright bay window to the front, past your elegant fireplace and through the archway into your dining area. At the opposite end, double patio doors provide garden views and lead you out onto your huge stretch of lawn with an al fresco dining area to the rear. There's also a handy spare WC. Back inside you'll find a well equipped kitchen with glossy white splashbacks and chunky marbled countertops.

Heading upstairs you'll arrive in your 160 square foot principal bedroom, with your second sleeper offering similar amounts of space. Both bedrooms have huge bay windows and there's plenty of custom made wardrobe space to the rear. Your third bedroom is currently in use as an office and has a smaller bay window, while back across the landing you'll come to your stylish family bathroom. In here there's an L-shaped bath with shower overhead and broad glossy tiles running from floor to ceiling.

The open, vast woodlands of Epping Forest are just a ten minute walk from your door. This is a great place for walking and cycling with many different paths to follow, including trails leading up to historic Highams Park Lake. The lake is one of the largest that Epping Forest has to offer and is a popular spot for canoeing, angling and picnics. The Peter May Sports Centre is also right beside your new home, offering courts and equipment for badminton, netball, football, cricket and fitness classes.

WHAT ELSE?

- Within a mile radius of your home, there are twenty one primary and secondary schools that have been rated 'Outstanding' or 'Good' by Ofsted.
- Your new local will be the family friendly Royal Oak Pub on Hale End Road. With a large beer garden and a selection of delicious plates and craft ales, this is a great place for weekend lunches.
- On date night we'd suggest having pre or post dinner drinks at Vinoramica. Or book yourselves in for one of their popular wine tasting events.



A WORD FROM THE OWNER...

"A lovely quiet road that we have lived in for over 20 years, neighbours all friendly and helpful. The schools were great for our daughter and are highly rated in the area. We love the garden and the views of the playing field at the rear of the property. Superb rail links and Highams Park has its own overground station. We also walk or take the bus to the Central line or Victoria line, when required. Highams Park town has improved greatly since we have lived here, cafes, restaurants, supermarkets have all been created to service the community."

REQUEST A VIEWING
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM