



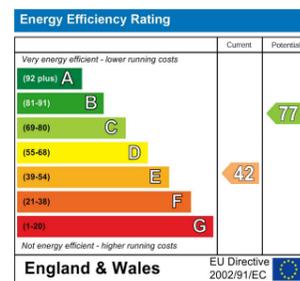
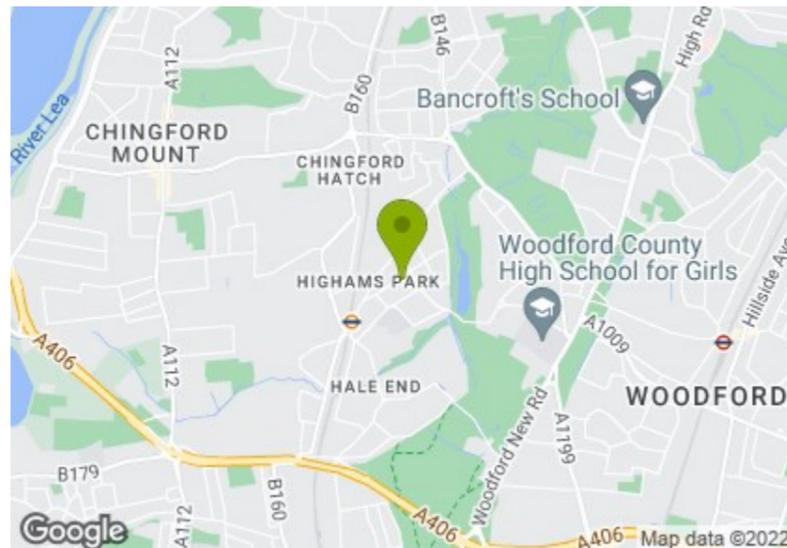
Total Area: 266.5 m² ... 2869 ft²

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.



CASTLE AVENUE, HIGHAMS PARK

Offers In Excess Of £1,850,000 Freehold
5 Bed House - Detached



Features:

- Five Bedrooms
- Large Detached House
- Approx. 2869 Sq Ft
- Moments Away From Highams Park Station
- Potential to Extend (STPP)
- Private Driveway
- A Short Walk to Highams Park Lake
- Chain Free
- Side Access
- Council Tax Band F

A sumptuous five bedroom, three bathroom detached house in the heart of Highams Park. With over 2800 square foot of lush living space, private driveway, large walled garden and self contained annex, this is a truly impressive family home.

Your annex gives you a gorgeous 700 square foot of extra living space, with bathroom, kitchen, bedroom and three reception rooms. It's perfect as a guest suite or home-within-a-home. Should you ever feel the need to extend yet further in the future, there's more potential still (subject to the usual permissions).

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IF YOU LIVED HERE

You'll step through your stained glass door into your tiled hallway, see the stairs ahead, then begin your tour by stepping into the first of your three receptions to the right. This one gives you over 350 square foot of space, with eye-catching working fireplace and soft plush carpet underfoot. It all gives on to your second reception of 140 square foot, where French doors lead out to your glorious walled garden, with large paved area giving way to lush lawn. A pergola sits above a beautiful pond with fountain.

Back inside you'll step through into your study, a neat seventy square foot space with a handy WC to the side and view of the garden. Then you'll find your kitchen of over 205 square foot. With a wealth of cream fronted units and a double oven and hob, it has all you need and space to spare. A door leads you into your third reception of 250 square feet. Step through from here into your annex. This wonderfully practical and spacious addition offers three more reception spaces, one with access to the garden, and its own kitchen. A separate set of stairs leads up to a bedroom and bathroom, with dedicated shower.

Back in the main hallway you'll head upstairs to explore your bedrooms and main bathroom, this being the first room you come to on your right. It's eighty five square foot with an elegantly raised freestanding tub, together with a modern white suite and dedicated shower cubicle. A door at the end of the hall connects to your annex, and next to that is your first bedroom of 150 square foot, with soft carpet underfoot.

Your second bedroom to the front gives you a whole wall of built in storage and over 210 square foot of space. Across the landing is your third bedroom, with more built in storage and 165 square foot to relax in. There's an en suite bathroom to the right with arched window and modern white suite. To the left is bedroom four, 215 square foot with yet more handy storage.

You're just seven minutes on foot from Highams Park station, where Overground trains four times an hour will take you to Liverpool Street in twenty five minutes. Jump off at Walthamstow Central after just five minutes for the superfast Victoria Line to Kings Cross. If you're staying local it's just seven minutes' stroll to Highams Park, where you can climb to the top of the hill to enjoy the breathtaking views over London before heading back down to Humphry's Cafe for tea and cake.

WHAT ELSE?

- Schools rated 'Outstanding' or 'Good' nearby include Highams Park School, Joseph Clarke Special School and Oakhill Primary.
- Your new local is the grand Royal Oak, known for its Sunday roasts and bottomless brunches.
- Drivers will be pleased to find the North Circular is just a mile and a half from you, and if you drive electric there's a charging station moments from your new front door.



A WORD FROM THE OWNERS.....

We have loved living at Castle Avenue, we fell in love with it the first time that we saw it. It has lots of character and the potential for the next owners to put their stamp on it! Highams Park has a very friendly, community feel about it.

We have enjoyed many walks in Highams Park in and around the lake. I love blackberry picking and making blackberry jam. My dogs have had many wonderful walks in the woods too."

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Garden
49'2" x 59'0"

Annex Reception 3
9'8" x 7'6"

Annex Reception 2
9'5" x 24'1"

Annex Reception 1
10'4" x 14'11"

Annex Kitchen
8'9" x 5'8"

Reception 1
11'6" x 21'3"

Hall

Reception Room 2
17'4" x 21'4"

Reception Room 3
14'9" x 10'0"

Study
7'10" x 10'0"

WC

Kitchen
20'3" x 10'2"

Annex Bedroom
10'7" x 12'1"

Bedroom 4
17'8" x 9'8"



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