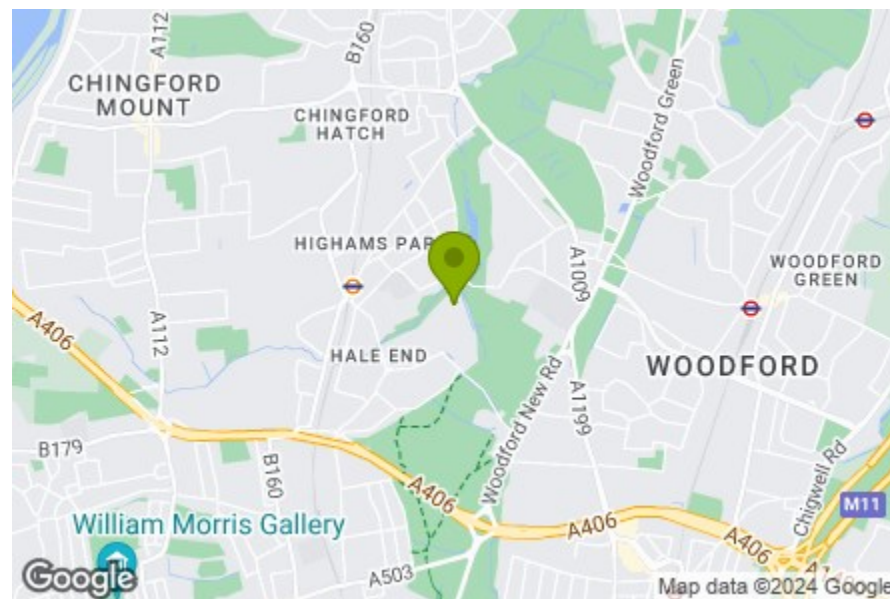


Total Area (Excluding Garage): 92.3 m<sup>2</sup> ... 994 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

- WC
- Kitchen / Diner  
14'3" x 11'4"
- Reception  
20'4" x 11'11"
- Bedroom  
7'9" x 11'10"
- Bedroom  
12'4" x 11'11"
- Bedroom  
9'6" x 11'5"
- Bathroom  
7'3" x 5'5"
- Garden  
approx. 63'1" x 26'2"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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



## ARMSTRONG AVENUE, WOODFORD GREEN Offers In Excess Of £625,000 Freehold 3 Bed House - Semi-Detached



### Features:

- Three Bedroom House
- 1950s Semi
- Private Garage
- Approx. 994 Square Foot (excluding garage)
- Short Walk to Highams Park Station
- Potential To Extend (STPP)
- Moments from Epping Forest and Highams Park Lake
- Off Street Parking
- Circa 50 Foot Rear Garden
- Downstairs WC

Immaculately finished three bedroom 1950's semi detached house, located in a prime spot moments from Epping Forest and the beautiful Highams Park Lake. This wonderful house has many attractive features including a large garden, private garage and off street parking. The design and decor throughout is spotless, with a keen eye for design particularly evident in the large open plan kitchen diner. With Highams Park station a short distance away, you are brilliantly connected as well as being in a beautifully rural spot.

REQUEST A VIEWING  
0203 369 6444

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

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propertymanagement@stowbrothers.com  
0203 325 7228

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**IF YOU LIVED HERE...**

Decadently set back from the road, this 1950's house is full of charm. Coming inside and you are greeted by super stylish monochrome Victorian Style flooring, this smart vista sets the scene for the rest of the house. You first encounter your kitchen diner, with more of that gorgeous flooring underfoot this is a large and carefully curated space with an abundance of stylish grey cabinets and an island feature offering more countertop space. This room opens out into the simply huge reception room, spanning the full width of the rear of the house and with two sets of charcoal grey framed double doors this space is nothing short of breathtaking. Wooden flooring perfectly compliments the designer touches such as the grey window frames, and you will love that this space is large enough for both sofas and a large dining table. This is also the perfect spot to overlook your garden, all 50 ft of it! With a paved area for some al-fresco relaxation you also have a long and luscious lawn and decking at the far end of the garden offers another more private spot to sit and enjoy the sunshine away from the house.

Back inside and as we move upstairs, the keen eye for style continues. With snuggle carpet on the staircase, the wooden flooring then continues throughout the three bedrooms. Two are great sized doubles, with the principal suite designed in a bang on-trend midnight blue. The third bedroom is the smallest of the three, and would make an excellent home-office. This super house is completed by a sparkling family

bathroom (this is in addition to the WC on the ground floor) with mosaic style floor tiling, gorgeous floating vanity sink and a large tub.

**WHAT ELSE?**

- We mentioned your proximity to Highams Park Station, which has a frequent and reliable service into Liverpool Street via Walthamstow (to pick up the Victoria Line), Hackney and the City, reaching the final destination in as little as 25 minutes.
- Highams Park has earned a reputation as somewhat of a foodie destination, and it's easy to see why. From world class Indian food at 1 The Avenue, to Biba & Wren which is a coffee shop by day that hosts fantastic popups by night -book early to avoid disappointment!
- Your amazingly close proximity to Epping Forest and Highams Park Lake are a fantastic bonus that this home offers; whether exploiting on feet or two wheels you have acres of forest to explore, and with the Lea Valley Cycle Path running through this area you can really go as far as your legs will take you! Why not take a pit stop at Humphreys Cafe on your way home and grab a freshly baked slice of cake.



**A WORD FROM THE OWNER...**

"There is a local cul-de-sac group, everyone is super friendly and if you need to borrow the odd tool, sell / give something away or get local contractor recommendations this group has it all. All the neighbours were super friendly when we moved in. As its a cul-de-sac it's super quiet, there is no road noise as there is no passing traffic. Highams Park lake, Epping Forest and the Park are within a three minute walk from the front door. It is great for dog walks, morning jogs, strolls or a coffee from the local cafe in the park. There are great schools nearby in Woodford too. We are an eight minute walk to the station which gets you to Liverpool Street in twenty minutes. There are loads of great cafes and restaurants in Highams Park or down the road in South Woodford."

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