

Silverdale Road, E4

Garden - Approx. 15m



Total Area: 72.7 m² ... 782 ft²
All measurements are approximate and for display purposes only

Reception Room
11'11" x 21'3"

Kitchen
6'8" x 9'4"

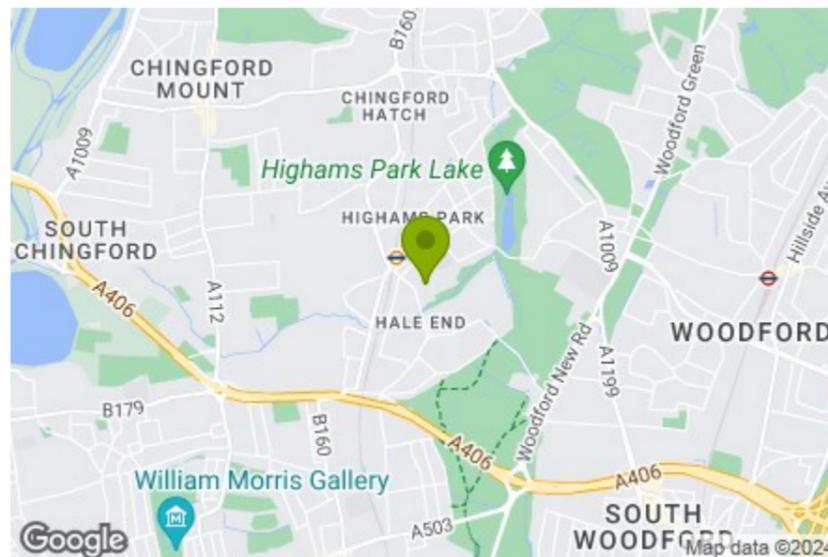
Bedroom
7'0" x 6'9"

Bedroom
9'10" x 10'11"

Bedroom
9'9" x 9'9"

Bathroom
7'2" x 6'5"

Garden
approx. 49'2"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	90
(81-91) B	
(69-80) C	66
(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



SILVERDALE ROAD, HIGHAMS PARK Offers In Excess Of £700,000 Freehold 3 Bed House - Terraced



Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Chain Free
- Approx 782 Square Foot
- Moments From Highams Park Station
- Circa 50 Foot Rear Garden
- Potential To Extend (STPP)
- Short Walk to Epping Forest
- Quiet Residential Location

Nestled on a quiet residential street in the heart of Highams Park is this three bedroom Edwardian Terrace. This home offers the most perfect blank canvas for you to make your own and already comes complete with enviable features including a huge open plan through lounge, attractively appointed kitchen leading to a 50 foot rear garden and excellent sized bedrooms. With a precedent to extend both outwards and skywards elsewhere on the street, this lovely home offers the exciting potential to grow with you. All of this and you're mere moments from Highams Park station for easy commuting, and Epping Forest for getting back to nature.

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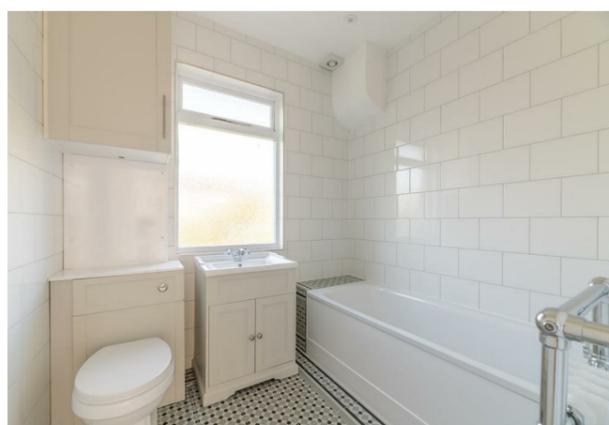
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IF YOU LIVED HERE...

This perfect home is boxfresh and ready for you to add your designer flair. The Edwardian facade offers maximum curb appeal, with attractive original corning detailing around the windows and front door. Entering into your new home, you'll be struck by the sense of scale in the large open plan reception room, which measures a hefty 236 square feet. With seamlessly bright walls and attractive wooden flooring, this versatile space can be used as both a lounge and dining room whilst still retaining the airy feel. Your immaculate galley style kitchen flows effortlessly from the hallway, with gleaming white wall and floor units contrasting perfectly with the wooden countertops and stone style floor tiles. From here, the back door leads you out to the private garden. With a large decked area for al-fresco dining, you also have a large lawned area with raised flower beds offering bursts of green in the form of mature trees, shrubs and grasses. Back inside and up to the bedrooms, of which you have two doubles and a great sized single. The large bay window in the principal bedroom ensures the room is flooded with light, and the second double enjoys beautiful garden views. Your house is completed by the pristine family bathroom, with super chic Edwardian style floor tiling and metro style wall tiles, you also have a lovely vanity sink and large tub.

WHAT ELSE?

- As we mentioned, you are moments from Highams Park station which runs a regular and reliable service through Walthamstow and Hackney to Liverpool Street, with fast trains to the City in as little as 25 minutes. This makes this spot perfect for commuters and also exploring your neighbouring boroughs.
- You are spoilt for choice with the excellent selection of schools nearby, including the Ofsted 'Outstanding' Oakhill Primary and well regarded Highams Park Secondary School and Sixth Form.
- As well as being in close reach of some of the most stunning scenery in Epping Forest, you are also close to the beating heart of Highams Park, with Winchester Rd and The Avenue a short stroll away. As well as supermarkets and convenience stores aplenty, you also have The Stag and Lantern micropub - a local hive of activity and a great place to meet friends for a pint, and local favourite restaurant Yaz, which serves delicious Mediterranean meets Middle Eastern cuisine.



A WORD FROM THE OWNER...

"We have absolutely loved the street and the community feel. From our first day moving in we were welcomed by the neighbours. It has been such a pleasant experience and is just perfect for a family. Enjoyed the local amenities such as the stylish Royal Oak Pub and the local coffee shops in the area too."

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