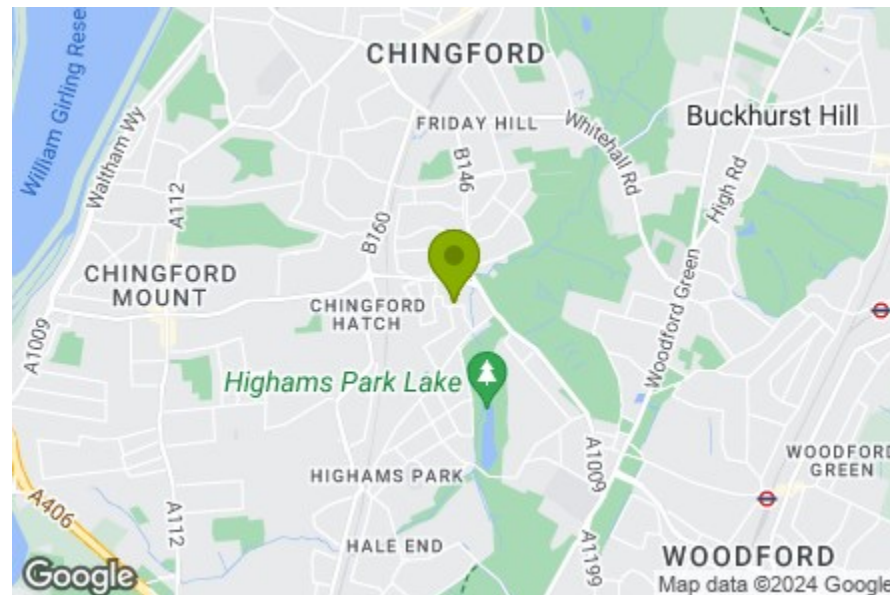


- Porch
- Reception
12'0" x 14'5"
- Reception
10'11" x 14'0"
- Kitchen / Diner
7'5" x 13'7"
- WC
- Conservatory
4'9" x 5'10"
- Bedroom
6'10" x 7'8"
- Bedroom
9'1" x 14'5"
- Bedroom
10'11" x 14'0"
- Bathroom
6'7" x 5'6"
- Garden
approx. 53'5" x 22'1"
- Garage
8'2" x 20'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BALLIOL AVENUE, HIGHAMS PARK Offers In Excess Of £650,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom House
- 1930's End of Terrace
- Downstairs WC
- Approx 1043 Square Foot
- Short Walk to Highams Park Station
- Chain Free
- Potential To Extend (STPP)
- Circa 54 Foot Rear Garden
- Moments From Epping Forest
- Garage and Rear/Side Access

A substantial three bedroom 1930's family home set in the ever popular Highams Park neighbourhood. This home has what we call in the trade good bones and is the perfect blank canvas. From the larger than average footprint (over 1000 sq ft!), to the downstairs WC and huge garden with separate garage, this lovely home has untapped potential. With a strong precedent for extending on the street (STPP) you could even extend outwards or upwards. Although in need of cosmetic modernisation, this well loved family home is offered chain free and is waiting for you to come and put your stamp on it.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
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hello17@stowbrothers.com
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0203 369 1818

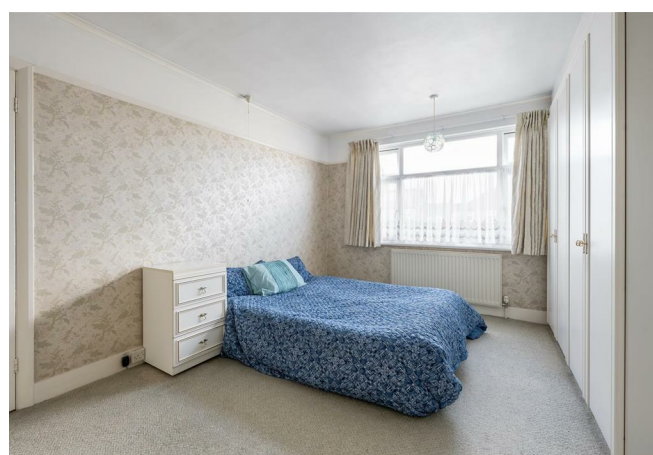
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

This handsome home has plenty of kerb appeal thanks to its position set back from the pavement, with a large paved front garden. Inside you have a porch, handy for kicking off muddy boots - fresh from a stomp around neighbouring Highams Park. You have two reception rooms on the ground floor, as well as a kitchen with adjoining conservatory and downstairs WC. This versatile ground floor space could stay as is, or you could create a large through-lounge or equally impressive kitchen diner.

Doors from both the rear reception and the conservatory lead to that stunning garden, which has a mature and well manicured lawn as well as paved areas for garden furniture. The garage is a fantastic size and could easily be converted into a home office, and there is rear / side access as well.

Upstairs, you have three generously sized bedrooms as well as the family bathroom. The broad and bright hallway features original stained glass windows, a charming nod to the history of this home. The two bedrooms to the front have bay windows, ensuring the light floods in and the bedroom to the rear has some handy built-in wardrobes.

Outside, and the rolling greenery of Highams Park is just three minutes on foot, perfect for morning jogs, evening strolls and taking in the tremendous views over London. There's also the beloved Highams Park Lake, created at the turn of the century by landscape gardener Humphry Repton and more recently made famous by Blue Peter. Be sure to pay a visit to Humphry's Cafe at the south end of the park.

WHAT ELSE?

- Highams Park station, with direct twenty three minute connections to Liverpool Street, is just a fifteen minute stroll. Walthamstow Central is just two stops and five minutes down for a quick swap to the Victoria line.
- Parents will be pleased to know you have a pair of 'Outstanding' rated primary schools less than a mile away on foot, and another pair of 'Outstanding' secondaries just as close.
- Your new local is the much-loved Larkshall gastropub, just a ten minute walk away. Family friendly and with a delicious menu.



A WORD FROM THE OWNER...

"This part of Balliol Avenue is set in a very quiet section with only 8 homes. The neighbours all own their homes and are very friendly. Some have been here for over 30 plus years. The street has a mix of couples and families with lots of goods schools close by. It's a 4 min walk to the local shops, bus stops at Hatch Lane and the closest tube station is the Woodford approx. 2.7km (1.7 miles.) and nearest Overground station is in Chingford approx 1.74 km (1.08 miles) There are some lovely parks close by like the Highams Park Lake and playground which is approx. a 13-minute walk. Epping Forrest is approx. 2km (1.2 miles) away and is a beautiful place to walk or have a picnic."

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