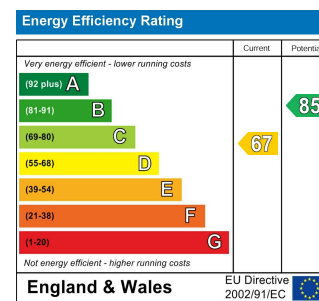
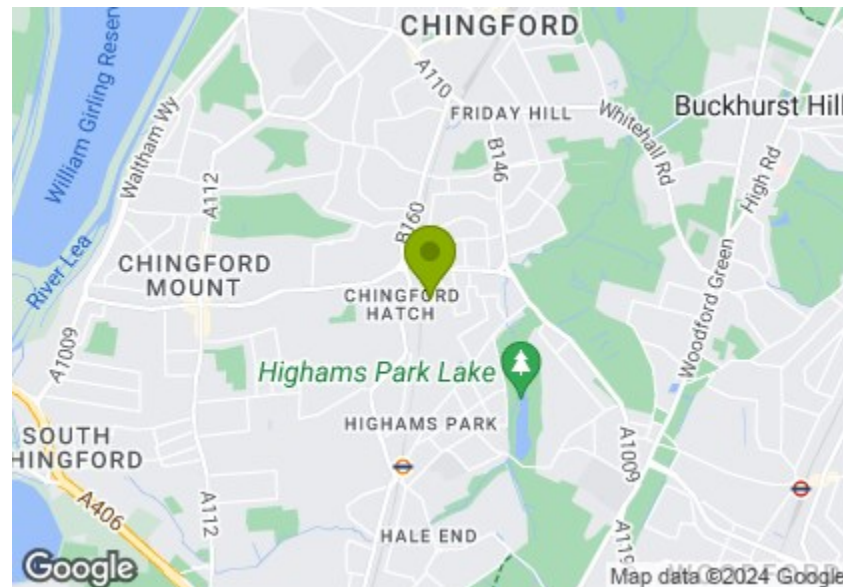




Total Area: 86.4 m² ... 930 ft²
All measurements are approximate and for display purposes only.



MANOR WAY, HIGHAMS PARK Offers In Excess Of £600,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace
- Potential To Extend (STPP)
- Approx. 930 Square Foot
- Short Walk to Epping Forest
- Quiet Residential Location
- Circa 75 Foot West Facing Garden

A beautifully fronted, Edwardian style family terrace, sat on a peaceful turning within easy walking distance of Highams Park station. You have glorious gardens front and back, while inside everything is bright, smart and elegant throughout.

With your loft space so far unexplored, you have potential here to add your own whole new storey, as some of your neighbours have done, subject to the usual permissions. Making this a home that can grow with you and yours.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

Step inside and soft carpet runs underfoot in your hallway. Your first reception totals 150 square feet, all full of natural light thanks to the leaded box bay window and finished in tranquil mint green. A working vintage woodburner sits in the blank hearth, below a reclaimed timber mantel. Next door your second reception is just as bright and stylish, with double doors leading out to your lengthy rear garden.

Your kitchen rounds out the ground floor, with striking orange fronted cabinets, rich timber worktops and a second suite of glossy cream cabinetry at head height. Upstairs your first two bedrooms are both substantial doubles, of around 140 square feet apiece, softly carpeted with floor to ceiling fitted wardrobes. Bedroom three, a generous single, is ideal for a child or home office. Finally your family bathroom's immaculately tiled from head to foot in smoky sandstone, with freestanding ceramic tub and dedicated shower cubicle.

Outside and you're peacefully located on a quiet turning in a leafy sweetspot between Highams Park and Chingford. Highams Park

station is around twenty minutes on foot or five by bike. Cyclists can join a growing network of protected cyclepaths on nearby Larkshall Road. From Highams Park it's just twenty three minutes direct to Liverpool Street. If you're staying local, then the endless greenery of Epping Forest is just half a mile on foot, explore south for Highams Park itself, with its famous lake and wonderful skyline views.

WHAT ELSE?

- Parents will be pleased to find eighteen 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot.
- We haven't forgotten about your rear garden. A patio gives way to an impressively lengthy stretch of lawn, flanked by timber fencing and ending in a second patio, home to a handy shed.
- Your new local is The Larkshall Pub, known locally as The Larky and just five minutes away on foot for delicious food and a charming beer garden.



A WORD FROM THE OWNER...

"We have loved our time living on Manor Way, which is a real hidden gem of a street. It feels very quiet and away from the hustle and bustle while also still being conveniently located within easy reach of shops and amenities, and very well served by local bus routes. Parking is very easy, and the neighbours are great. The property really benefits from the easy access to local green space. Beyond the green in the middle of the cul-de sac, there are a number of excellent local parks nearby, with the miniature railway in nearby Ridgeway park being a particular favourite in the summer months. Just a few minutes down the road, you can also access walking and cycling paths through the forests and plains which lead you out to Epping Forest. Chingford leisure centre is just a short walk away, providing access to both a pool, gym and exercise classes. For families, there is also a nursery handily located on Manor Way, less than 2 minutes walk away."

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Reception Room

12'7" x 12'2"

Bedroom

12'7" x 11'1"

Reception Room

12'11" x 11'0"

Bedroom

13'0" x 11'1"

Kitchen

12'0" x 6'11"

Bathroom

10'9" x 6'7"

Bedroom

7'1" x 6'7"

Garden

75'5"



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