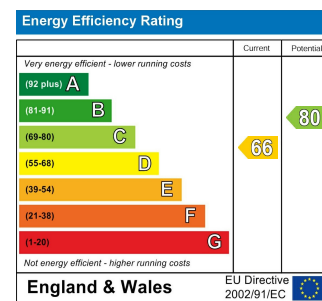




Total Area: 165.2 m² ... 1778 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



WICKHAM ROAD, HIGHAMS PARK

Offers In Excess Of £785,000 Freehold 4 Bed House



Features:

- Four Bedroom House
- End Of Terrace 1930's
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- 43 Foot South Facing Garden
- Moments from Highams Park Station
- Private Garage
- Rear Access
- Circa 1778 Square Foot

A grand four bedroom, double fronted 1930s detached house a short walk from Highams Park Station. With generously proportioned and versatile living spaces, plus forty foot south-facing garden, it's a fantastic family home in a super spot.

There's over 1770 square foot of space to arrange as you like here. The ground floor has two self contained reception rooms, currently in use as a home office and TV room respectively, while the open plan reception is perfect for entertaining. There's also potential to extend further subject to permission, making this an ideal forever home that could grow with your family.

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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

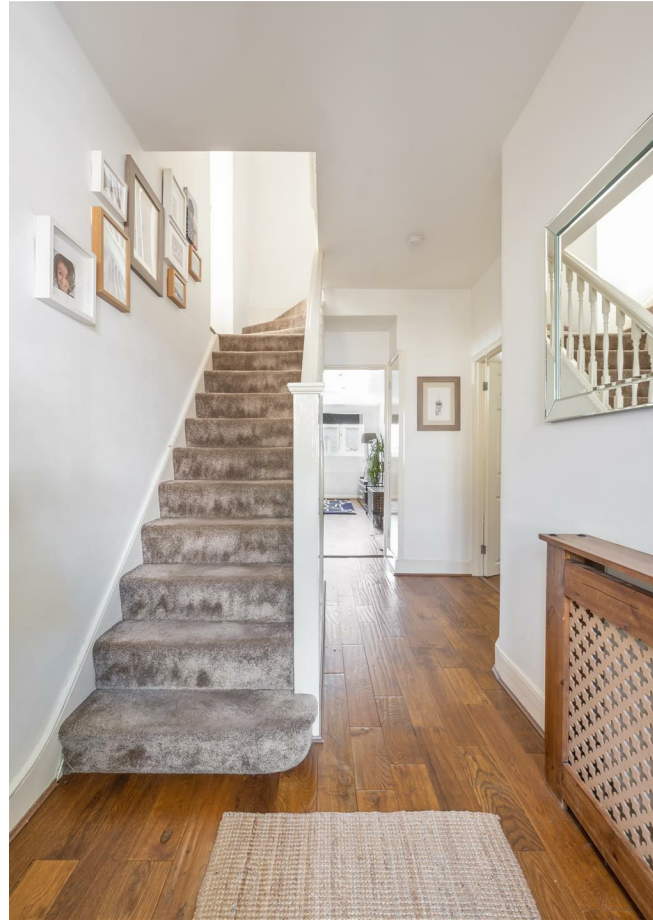
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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IF YOU LIVED HERE...

Your welcoming hallway leads you to the first of your reception rooms to the left, this one with 130 square foot of space and bay window to the front. Across the hall you'll find a spectacular double reception, with graceful curved bay window and 290 square foot of space. Dark wood stained engineered flooring stretches underfoot, and there's recessed lighting above. This flows seamlessly into your kitchen, via a two seater breakfast bar. Sleek two tone units in grey and white hold an oven at the ideal height.

French doors give on to your sunny garden, with the perfect balance of paving to lawn, plus rear access. Step back inside through your conservatory, and one more reception space, with handy WC and utility room tucked into one corner. This has its own large butler sink as well as space for a washer and dryer. Upstairs you'll find your fully tiled family bathroom, with traditional white suite and shower over the tub. Dark grey tiling lies underfoot.

Opposite is the first of your bedrooms, this one with ninety square foot of space, soft carpet underfoot and its own bay window. Next along is bedroom two of seventy square foot, perfect as a nursery or study. Then you'll find your third sleeper, 150 square feet in total, with a curved bay window. Lastly there's your main bedroom with bay window overlooking the garden, giving you 160

square foot to relax in. Your en suite has a double size shower cubicle, and plenty of natural light.

Eight minutes on foot takes you to Highams Park station, where regular trains will speed you to Walthamstow Central for the Victoria line in five minutes, or directly to Liverpool Street in twenty five. The same short journey will see you into Highams Park itself, ready to climb to the top of the hill and enjoy the views over London. Under a mile away is the ancient woodland of Epping Forest. Drivers will be pleased to find the North Circular close at hand.

WHAT ELSE?

- Schools nearby rated outstanding by Ofsted include Selwyn Primary, Oakhill Primary and The Woodside Primary Academy.
- Your new local is The County Arms, a friendly traditional pub with a packed programme of events.
- Stop in at Humphry's Café on your way through Highams Park, and pick up some food for the ducks on the lake or treats for your dog, and maybe even something for yourself.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?"

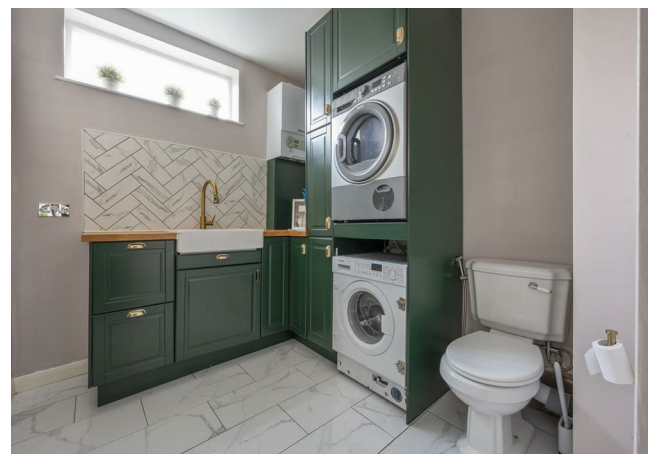
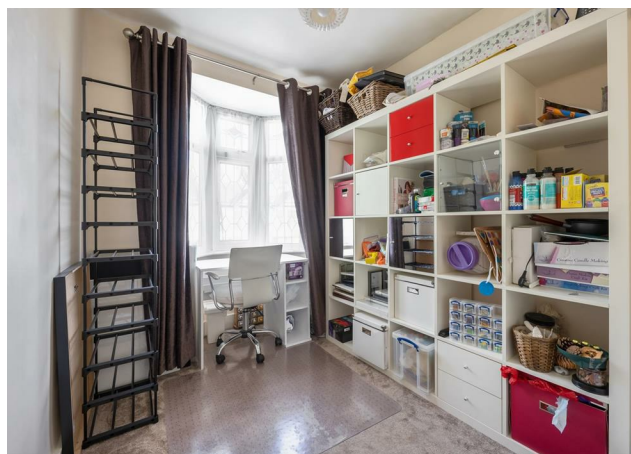
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Reception
12'3" x 13'2"

Bedroom
8'4" x 10'7"

Reception
10'9" x 12'3"

Bedroom
6'11" x 9'6"

Reception
16'6" x 18'2"

Bedroom
11'2" x 13'3"

Reception
8'6" x 15'5"

Bedroom
11'2" x 14'3"

Kitchen
10'3" x 11'0"

Ensuite
6'10" x 5'10"

Utility / WC
8'6" x 7'5"

Bathroom
8'6" x 7'9"

Conservatory
8'8" x 8'8"

Garden
43'3" x 29'6"



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