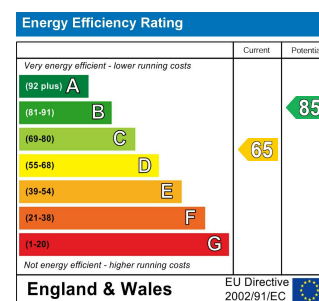
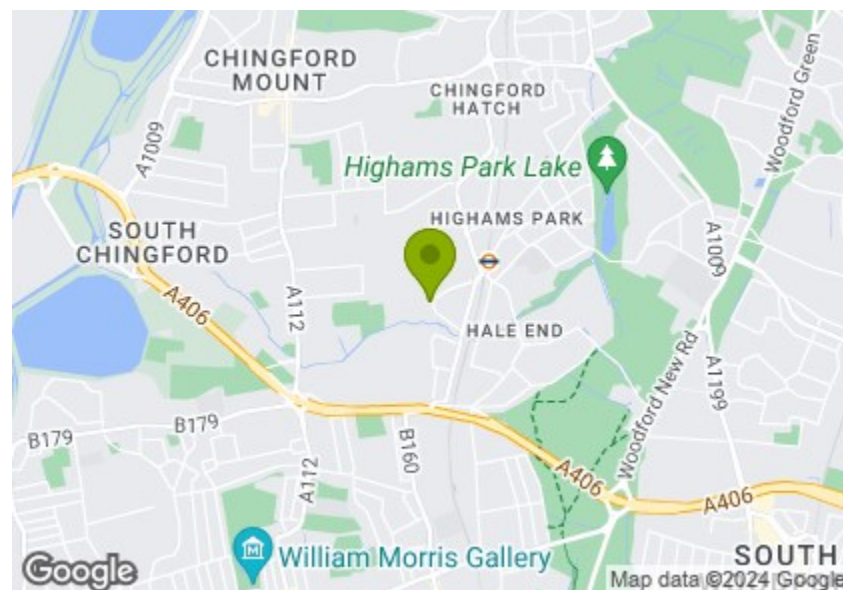


Total Area: 114.3 m² ... 1231 ft²

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.



SELWYN AVENUE, HIGHAMS PARK

Offers In Excess Of £750,000 Freehold

5 Bed House - Mid Terrace



Features:

- Five Bedroom House
- Mid Terrace Edwardian
- Approx 1231 Square Foot
- Moments from Highams Park
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Circa 45 Foot Garden
- Council Tax Band E
- Close to Local Amenities

A particularly striking, beautifully presented, five bedroom Edwardian home. Set in desirable Highams Park, close to the station and with some great social hotspots and a wealth of open green spaces nearby, you're nonetheless close to the City.

Your City commute takes just thirty minutes door to door, thanks to direct Overground services to Liverpool Street from nearby Highams Park station.

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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0203 397 9797

E18 & IG8
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0203 369 1818

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

Your first reception room is bathed in natural light from the elegant box bay window, while an oversize mantel with vintage tiled hearth takes centre stage. Overhead you'll find an elaborate ceiling rose, mouldings and cornicing, while underfoot you have lovingly restored and painted floorboards. A large archway leads through to your open plan kitchen and dining room, where there's lots of colourful cupboards and a retro integrated chef's oven.

Continuing through to your utility room, you'll find a second reception room to the rear (currently in use as a home working space) and direct access out to your South facing private garden. Out here there's a great blend of timber decking and lawn, perfect for al fresco living in the warmer summer months. Back inside, and upstairs, you'll find your luxury family bathroom, with geometric tilework, a rainfall shower over the L-shaped tub and more of those beautifully painted floorboards.

Your principal bedroom has a box bay window and stripped blonde timber runs underfoot. Your second double sleeper is equally tasteful with tranquil garden views, and your third bedroom is currently in use as a study. Up in your cleverly converted loft, you'll find your fourth and fifth double bedrooms. Both have soft

plush carpet throughout and your foremost sleeper is also home to two bright skylights, lots of eaves storage and a stylish en suite with stroll in shower.

Outside, you'll find a cluster of excellent, independent bars and restaurants, centred around Highams Park station. At Vinoramica you'll find fine wines, craft beers and a great atmosphere. Soak up the laidback luxury at Yaz Restaurant, while sipping a cocktail and sampling the best Mediterranean cuisine. Or wander over to your new local, The Stag and Lantern Micropub, recently voted 'East London and City Pub of The Year' by CAMRA. For greenery and outdoor adventures, we'd recommend starting at the Vincent Road Playground then continuing on to circle round Highams Park Lake.

WHAT ELSE?

- Local school standards are high, with seventeen primary and secondary schools within a mile radius of your home achieving 'Outstanding' or 'Good' ratings from Ofsted.
- Less than a mile from your door you'll find the Peter May Sports Centre, with plenty of indoor and outdoor sports courts for hire.
- Three minutes driving will take you onto the North Circular, easily connecting you with the rest of London and beyond.



A WORD FROM THE OWNER...

"We love living on Highams Park and will continue to do so. The time has come to downsize. We will miss our neighbours, but we will still enjoy all that Selwyn Avenue's location has to offer - especially Vinotap (at the end of our road) and the other lovely independent shops and restaurants nearby. The lake and park are a 15 minute walk away and the station is less than five minutes walk which gets you to Liverpool Street in 25 minutes."

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Reception

11'1" x 13'7"

Kitchen/ Diner

11'8" x 10'10"

Utility

8'3" x 4'5"

Reception

8'3" x 7'7"

Storage

Bedroom

5'2" x 7'4"

Bedroom

8'11" x 13'7"

Bedroom

9'1" x 11'0"

Storage

Bathroom

8'2" x 9'6"

Bedroom

13'1" x 11'0"

Ensuite

Eaves Storage

Bedroom

7'8" x 10'9"

Garden

approx. 38'0" x 15'5"



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