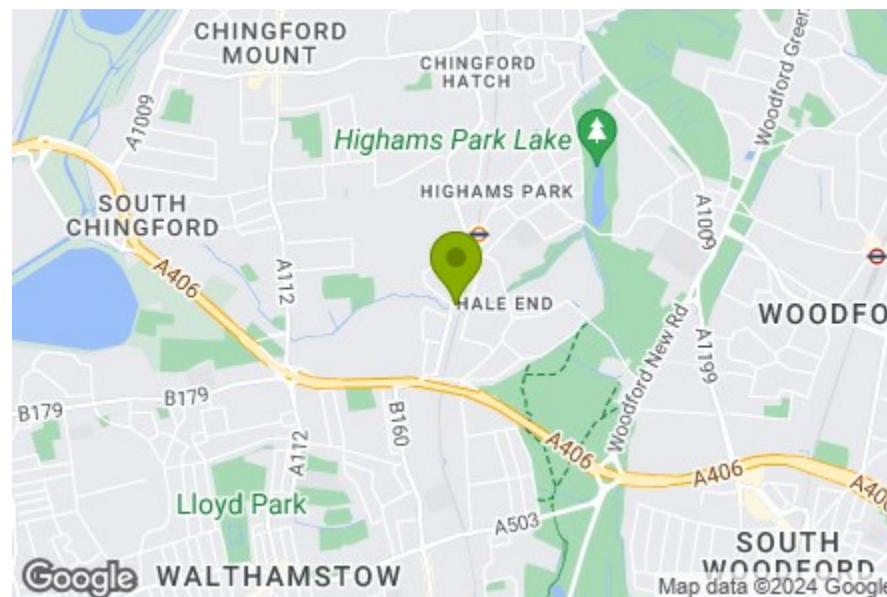


Total Area: 82.8 m<sup>2</sup> ... 891 ft<sup>2</sup>

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.

- Reception  
10'9" x 12'6"
- Reception  
9'3" x 11'4"
- Reception  
8'8" x 5'4"
- Kitchen  
8'8" x 10'0"
- Bedroom  
14'1" x 12'6"
- Bedroom  
8'5" x 11'4"
- Bedroom  
8'8" x 10'0"
- Bathroom  
4'6" x 11'4"
- Storage
- Garden  
47'0" x 14'9"



Energy Efficiency Rating	
Current	Potential
61	85
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	



## WINCHESTER ROAD, HIGHAMS PARK Offers In Excess Of £525,000 Freehold 3 Bed House



### Features:

- Three Bedroom House
- Mid Terrace Victorian
- Potential to Extend (STPP)
- Moments from Highams Park Station
- Short Walk to Epping Forest
- Being Sold Chain Free
- Circa 50 Foot Rear Garden
- Close to Local Amenities

A smart, spacious, three double bedroom, Victorian terrace. Arranged over two floors, with a sizeable rear garden and central Highams Park location. Here you have Highams Park itself, the namesake station and plenty of amenities all at your fingertips.

As noted, Highams Park station is only five minutes from your new home. Providing an effortless commute to Liverpool Street and the heart of the City of just twenty seven minutes door to door.

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**IF YOU LIVED HERE...**

Panelled double doors open up from your entrance hall into your first, 135 square foot, reception room. A large bay window casts swathes of natural light over the chocolatey hardwood flooring and a elegantly understated fireplace provides your focal point. Your large, open plan, second reception room and kitchen come next. With more of that smooth hardwood underfoot, plenty of cabinets and a stainless steel chef's oven and extractor hood. Your third reception room sits to the rear of your home, with patio doors giving direct access to your South East facing patio and lawn.

Back inside, you'll find a large family bathroom with a classic white suite and centrally placed shower over the tub. Upstairs, your principal bedroom still retains plenty of that Victorian splendour, with a charming ceiling rose and two beautiful bright windows, one a bay and the other a sash. Large purpose built wardrobes run along one wall and a timber mantel frames a waiting fireplace. Your second sleeper has another custom made wardrobe and both the rear bedrooms have delightful garden views.

Close to Highams Park station, you'll find a number of fine eating and drinking

establishments. At Vinoramica you'll find sustainably and ethically sourced wines and craft beers, which you can sample in their cosy bar or take away to enjoy at home. Yaz restaurant offers high calibre Mediterranean cuisine in luxurious surroundings and there's an impressive selection of cask ales, craft beers and ciders at The Stag and Lantern Micropub. To get out into nature, you only have to follow The Ching, a river which flows past your house, along Vincent Road and into much loved Highams Park. Here you can continue the riverside route up into Epping Forest or circle the lake to stay closer to home.

**WHAT ELSE?**

- Your new family friendly local, The Royal Oak Pub, is a leisurely eight minute stroll from your front door. Head over on Saturday evenings for live music or Sundays for their legendary roasts.
- Within a mile of your home, sixteen primary and secondary schools have achieved an exceptional 'Outstanding' rating or a well earned 'Good' from Ofsted.
- Hop into your car and in two minutes you'll be driving along the North Circular motorway, connecting you with the whole of London or taking you out to the East coast.



**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. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or watch sports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest.

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