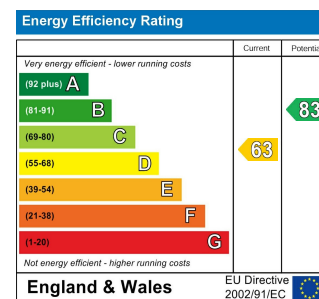
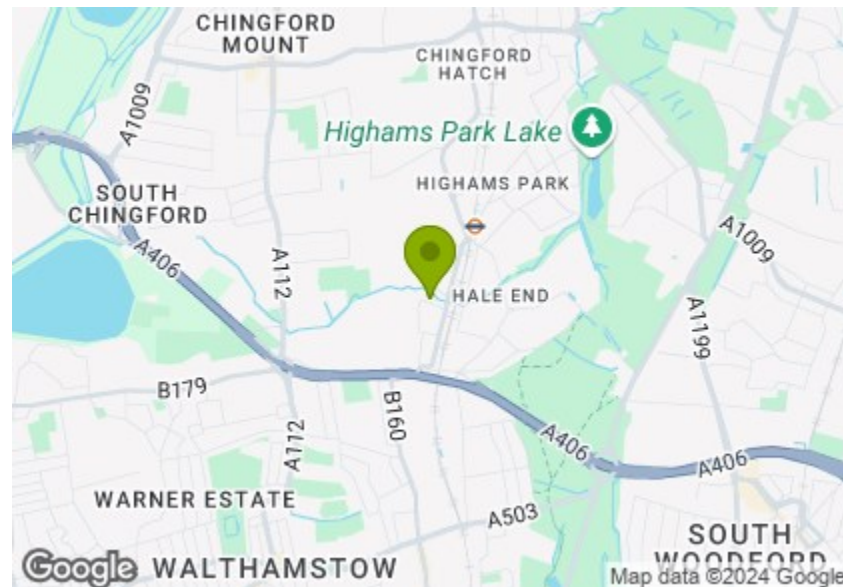


Total Area: 80.7 m<sup>2</sup> ... 868 ft<sup>2</sup>

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.



## WICKHAM ROAD, HIGHAMS PARK

### Offers In Excess Of £575,000 Freehold

### 2 Bed House - Mid Terrace



#### Features:

- Two Bedroom House
- Mid Terrace Victorian
- Easy Access to Highams Park Station
- Approx. 868 Square Foot
- Potential To Extend (STPP)
- Circa 62 Foot Rear Garden
- Downstairs WC
- Short Walk to Epping Forest
- Original Features Throughout

This impressively proportioned two-bedroom mid-terrace home is located in a peaceful spot that benefits from easy access to both Highams Park and Walthamstow. It's been beautifully preserved, with charming features throughout, as well as conveniences such as the downstairs WC and first floor bathroom.

Not only does the property have its own 62 foot rear garden, but Epping Forest is only a short walk away, where you can explore a whole extra 5,900-acres of nature. It's also got the potential to be extended further, subject to the usual approvals.

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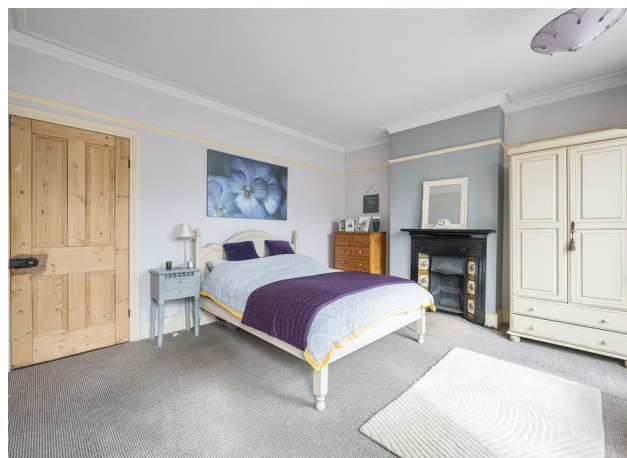
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IF YOU LIVED HERE...

Having been thoughtfully restored already, this 868 square foot property is a fantastic home to move into as it is, but the potential for further work is a real bonus. You'll enjoy adding your own personality, as well as preserving the original features, such as the fireplaces, coving and floorboards.

The front reception room is gloriously bright, while the rear reception is perfectly placed to act as a dining room, with more lovely rustic features such as the display cabinet, fireplace, original flooring and external doors bringing in plenty of natural light. The kitchen is smart and modern, also offering access to the rear garden, a glorious and sizeable space bursting with rich fauna and mature trees that bring a dreamy feel of seclusion. Don't forget you have a downstairs WC, a handy convenience that can't be overlooked.

You'll be pleased to see that there's already a beautifully-designed vintage-style family bathroom on the first floor, while the bedrooms are both doubles with feature fireplaces, with the master at the front benefitting from the bay windows.

Beyond, you're in a great spot for exploring the best of area. You can be at the cusp of Epping Forest within just a few minutes of walking, while Highams Park station is a similar distance away, which means you can nip to Liverpool Street on the overground in around 25 minutes. Be sure to check out the local amenities on the way, such as Vino Tap, The Stag & Lantern Micropub and Yaz. We're sure one of the friendly locals will offer many more tips though.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just ten minutes on foot too
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons Highams Park is so popular.
- Highams Park is only two stops from Walthamstow Central, where you can change to the Victoria Line and whizz into the West End in no time.



A WORD FROM THE OWNER...

"I have enjoyed living in the area with lots of cafes, bars and restaurants. Tesco and the station is only 5 minutes away and the park and lake only a 10 minute walk away. My neighbours are lovely and it is a very quiet and friendly road."

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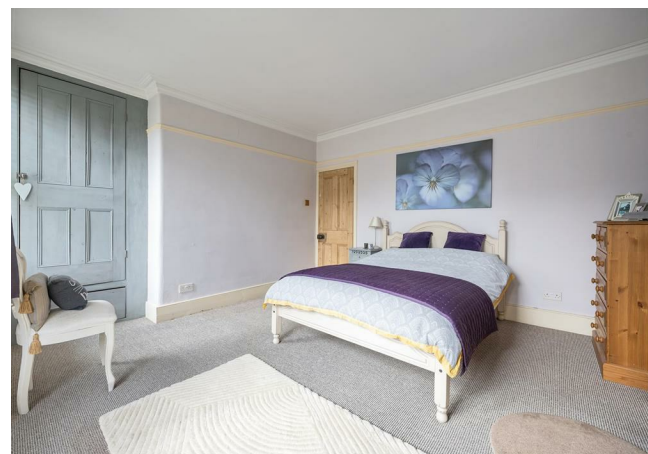
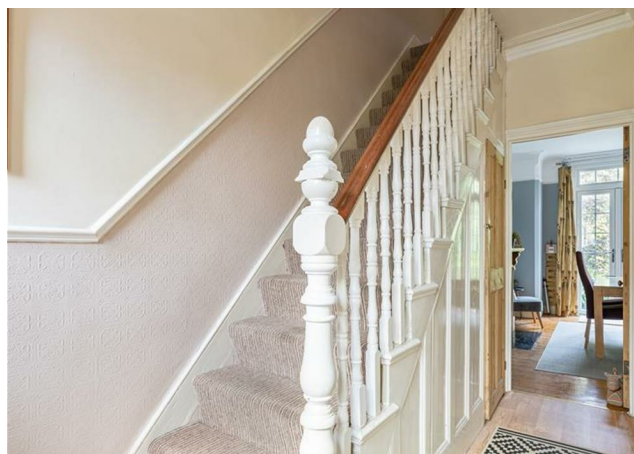




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**Reception**  
10'9" x 13'11"

**Bedroom**  
9'1" x 12'1"

**Reception**  
10'6" x 13'11"

**Bathroom**  
6'11" x 8'9"

**Kitchen**  
5'6" x 12'1"

**Garden**  
approx. 61'2" x 17'6"

**WC**

**Bedroom**  
16'4" x 14'0"



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