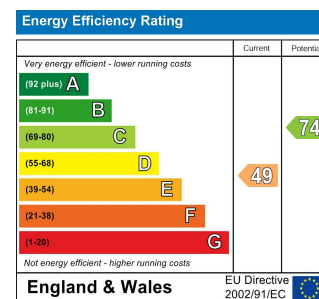




Total Area (Excluding Garden Office): 90.3 m² ... 972 ft²

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 £750,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Moments from Highams Park Station
- Approx. 972 Square Foot
- Potential To Extend (STPP)
- Garden Office
- Downstairs WC
- Short Walk to Epping Forest

A gloriously grand and substantial, cover-ready three bedroom Edwardian family terrace, bursting with colour, style and character across almost 1000 square feet. You have a large garden with office, and Highams Park station is moments away.

As incredible as this home already is, you have scope for even further expansion, potentially following your neighbour's lead and developing your loft space to add a whole new floor (subject to the usual permissions).

REQUEST A VIEWING
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

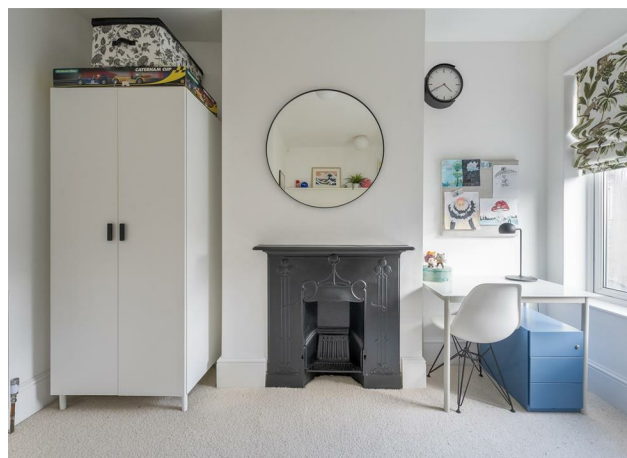
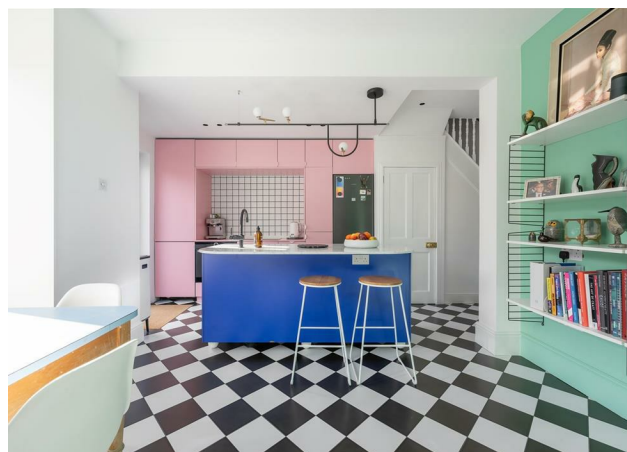
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll have jaw dropping details at every turn - your hallway's striking and inviting in a pastel violet palette and chessboard floor tiles. Stop number one is your 180 square foot front lounge, resplendent with that box bay window, striking forest green colour scheme, original timber floorboards underfoot and a charming cast iron vintage hearth. Next door your epic kitchen/diner is more substantial still, at an immense 250 square feet.

That black and white chessboard tilework runs on in here, contrasting and complementing a riotous colour palette of pinks, blues, blacks and whites. A marbled-topped chef's island takes centre stage and a neat suite of cabinets surrounds a mosaic tiled splashback while oversized onyx-trimmed windows and patio doors frame garden views and bathe the space in light. At night it all comes alive again thanks to artfully arranged spots and underlighting.

Upstairs now, and your principal bedroom is a solid double with more vintage timber floorboards, integrated floor to ceiling storage and cast iron hearth and mantel. There's another double to the rear, softly carpeted with garden views. A generous single completes the sleeping arrangements, while your family bathroom is triumphantly finished marbled black and white floor tiles, scarlet

panelling and vertical jade letterboxes, backing an immaculate rainfall shower cubicle and freestanding clawfoot tub.

Outside, and Highams Park station is just a third of a mile on foot. From here it's just twenty three minutes direct to Liverpool Street, for a door to door City commute of around a half hour. Alternatively, ride one stop to Walthamstow Central for a quick swap to the Victoria line, or to explore Walthamstow Village. If you're staying local, check out the Stag & Lantern Micropub or the Vino Tap wine bar, both just across from the station, mere moments away.

WHAT ELSE?

- The vast rolling greenery of Highams Park itself is well worth the fifteen minute stroll, home to the famous Highams Park Lake and superb widescreen views of the London skyline. A great spot for morning runs and evening strolls alike.
- Let's talk about your garden. It's an artfully landscaped affair, with a pristine sunken patio ascending to a length of lawn flanked by bespoke timber fencing and leading in turn to an elevated rear patio home to a sturdy storage shed and fully powered home office. An indispensable extra for home workers.
- Local schools are excellent and plentiful, with a range of state and independent primaries and secondaries within easy reach. There are more than twenty within a one mile radius alone.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL
E4 BRANCH MANAGER

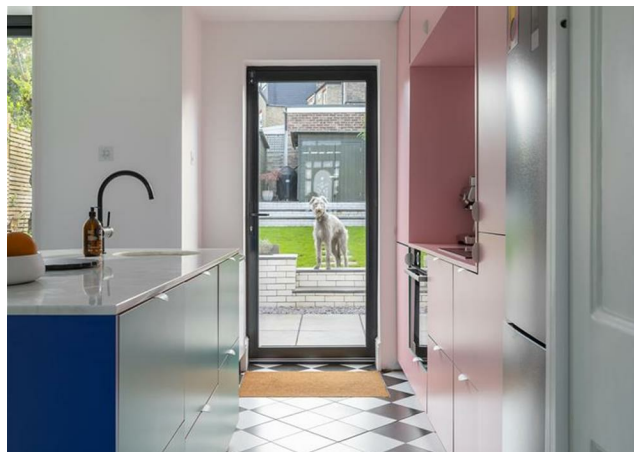
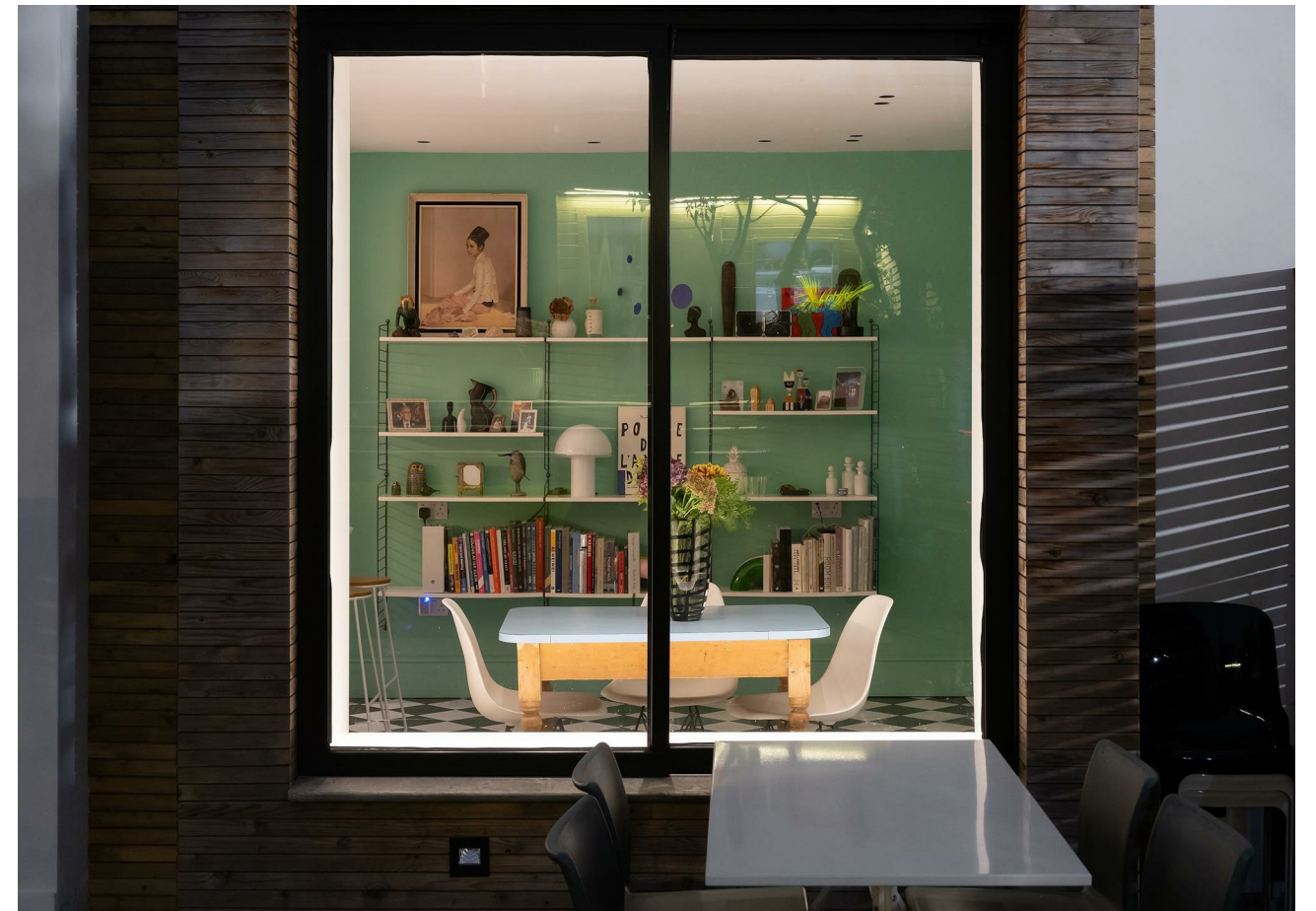
REQUEST A VIEWING
0203 369 6444

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 369 6444

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception
13'2" x 14'4"

Kitchen/Diner
18'6" x 13'8"

Bedroom
11'6" x 11'6"

Bedroom
11'8" x 11'6"

Bedroom
7'0" x 11'6"

Bathroom
6'11" x 10'2"

Garden Office
9'6" x 7'0"

Garden
20'8"



REQUEST A VIEWING
0203 369 6444

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM