

Total Area: 98.2 m² ... 1057 ft²
All measurements are approximate and for display purposes only.

Reception Room
25'11" x 11'9"

Dining Room
11'6" x 9'0"

Kitchen

Utility Room

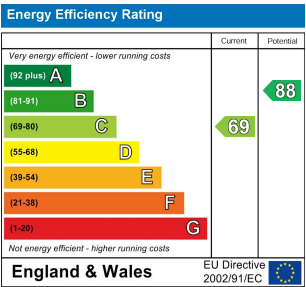
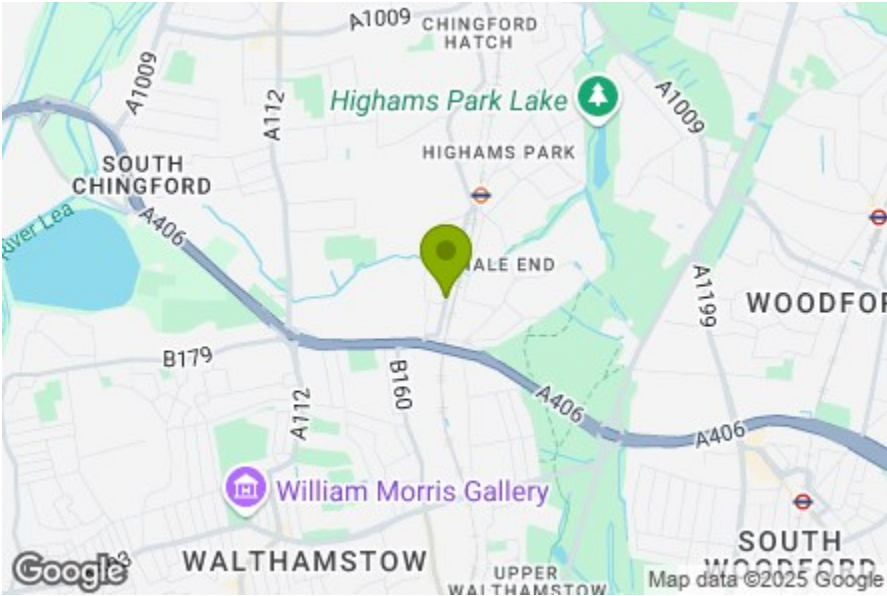
Bedroom
14'1" x 9'2"

Bedroom
11'4" x 8'6"

Bedroom
8'7" x 8'1"

Bathroom
7'11" x 7'2"

Garden
39'4"



WINCHESTER ROAD, HIGHAMS PARK
Offers In Excess Of £700,000 Freehold
3 Bed House - End Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments from Highams Park Station
- Approx. 1057 Square Foot
- Potential to Extend (STPP)
- Downstairs Utility Room/WC
- Circa 40 Foot West Facing Garden
- Side Access
- Short Walk to Epping Forest
- Garden Studio

An elegantly appointed three bedroom Victorian family terrace, with the generous proportions of the period. You have a wealth of open plan social space on the ground floor, with Highams Park station and Epping Forest both within easy reach.

Your private rear garden's especially impressive, forty feet long and facing west, a generous patio leads to a raised lawn and a substantial studio.

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IF YOU LIVED HERE...

Step past that handsome brick frontage and your impressive, open plan reception and dining room is on your left. Stretching for almost forty feet between the box bay window at the front and the patio doors at the back, this is a superb space, with an elegant powder grey colour scheme and soft grey carpet underfoot. This gives way to smoky vinyl tilework in the skylit dining area, sitting dual aspect between those patio doors and a bistro shuttered window to the side.

Next door, your kitchen's home to flanks of cream cabinets sat below chunky granite worktops, with a stainless steel chef's oven and a handy utility room with extra sink and WC. Upstairs now, where your principal bedroom sits to the front, bathed in natural light from that box bay window and finished with bespoke built in wardrobes and soft carpet. You have two more doubles to the rear, similarly styled, while your family bathroom's dressed in a luxurious vintage suite.

Outside, Highams Park overground is less than half a mile on foot from your new front door. Sat on the recently christened Weaver line (named in tribute to

East London's rag trade), from here you can get directly to Liverpool Street in twenty three minutes, for a door to door City commute of around half an hour. If you're staying local, then sat between you and the station are the craft beer delights of the award winning Stag & Lantern micropub, the expertly curated vintages at Vino Tap, and more.

WHAT ELSE?

- You can be walking among the endless woodlands and open green spaces of Epping Forest a little under ten minutes after stepping out your new front door, perfect anytime you want to escape the City.
- The property was entirely renovated in 2015, and with your loft space so far untouched, you have potential to follow the lead of some of your neighbours, and add a whole new storey with a loft conversion (subject to the usual permissions), making this a home that can grow with you and yours.
- For your new local, look no further than the sumptuous surroundings of The Royal Oak Gastropub & Guesthouse, great for real ales and Sunday Roasts, and just a half a mile away on foot.



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

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