



## VINCENT ROAD, HIGHAMS PARK

### Offers In Excess Of £950,000 Freehold 4 Bed House



#### Features:

- Four Bedroom House
- Mid Terrace Edwardian
- Chain Free
- Approx. 1515 Square Foot
- Moments from Highams Park Station
- Potential To Extend (STPP)
- Circa 43 Foot South Facing Garden
- Three Bathrooms
- Short Walk to Epping Forest
- Plenty of Original Features

A beautifully appointed four bedroom Edwardian family home, brimming with lovingly maintained original features. With three bathrooms, an abundance of sociable space, and scope for further expansion, you're also just moments from Highams Park.

Your rear garden's lengthy, south facing and secluded. A generous patio gives way to lush lawn, backing onto woodland and the River Ching.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Step inside and the patterned glass in your storm porch sets the tone early on, your hallway has classic Vicarage tiling underfoot, ornate original mouldings overhead and a stately staircase ascending. Turn left for the first of your two receptions, a grand bay windowed space of 180 square feet with a striking vintage hearth.

Your second reception, a dedicated dining room, sits to the rear, with original timber floors and patio doors opening up to your sheltered south facing side return, before blooming out into that impressive garden. Your open plan kitchen and breakfast room comes in at over twenty feet deep, with facing flanks of cream cabinets below dark quartz worktops.

Upstairs, your first three bedrooms are all substantial, stately doubles, all full of natural light and original features. Your 180 square foot principal bedroom features a boutique en suite shower room, while your family bathroom is finished in sumptuous marbled tilework from floor to ceiling. Upstairs again, and your fourth sleeper is a bright and generous affair, with a Juliet balcony overlooking your garden and a sleek and skylit en suite.

Outside, and despite your tranquil location Highams Park overground station is just five minutes on foot. From here the newly christened Weaver line (named in honour of East London's rag trade) will get you straight to Liverpool Street in just twenty three minutes. Or ride just two stops for Walthamstow Central and a quick swap to the Victoria line. The stations surrounded by all your daily essentials, as well as some lovely wining and dining spots, like The Stag & Lantern and Vino Tap.

#### WHAT ELSE?

- Highams Park itself is less than a half mile away on foot, for rolling greenery, the famous Highams Park Lake and wonderful views over the city. Whether you're a jogger or a stroller, it's a great place to have on your doorstep.
- Parents will be pleased to find several excellent local schools, with a choice of seventeen primary/secondaries within a mile alone. Handsworth Primary and Highams Park secondary are both firm local favourites, while the nearby Oakhill Primary achieved an 'Outstanding' rating at its last inspection.
- For your new local may we suggest The Royal Oak gastropub and guesthouse? Less than five minutes on foot for fine food and drink in salubrious surroundings.



#### A WORD FROM THE OWNER...

"Having lost out on a property in Woodford over 25 years ago, we were lucky and delighted to find this beautiful early Edwardian house. We loved all the original features, and have worked hard to maintain them. For example our first neighbours very kindly let us take a cast of their hall ceiling décor so we could restore ours to its original beauty. I really hope that the new owners respect and embrace the original integrity of this property the way that we have. We have loved living in Highams Park with its village feel, and good community. Our main reason for moving here was the excellent schools that our two daughters attended, Handsworth primary and Highams Park secondary. They also attended Trinity 6th form nearby in Woodford Green. Over the years we have been blessed with great neighbours, and also being a close proximity to shops ( it's not often you have a friendly cycle shop 2 mins from your door), cafés, pubs, and of course the Stunning Highams Park lake and Epping forest just 6 minutes stroll away, with all the walks and cycle routes. With many, many happy memories here, it has been a difficult decision to sell, but we must turn the page and start another chapter in our lives, and we hope the next owners will enjoy making memories here as much as we have"

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**Reception Room**  
13'6" x 13'5"

**Dining Room**  
12'0" x 10'2"

**Kitchen / Breakfast Room**  
20'10" x 8'11"

**Garden**  
42'7"

**Bathroom**  
8'11" x 5'0"

**Shower Room**  
8'5" x 6'3"

**Bedroom**  
8'11" x 8'11"

**Bedroom**  
11'10" x 10'4"

**Bedroom**  
13'11" x 12'9"

**Bedroom**  
17'10" x 16'11"

**Ensuite**

**Storage**

**Eaves Storage**



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