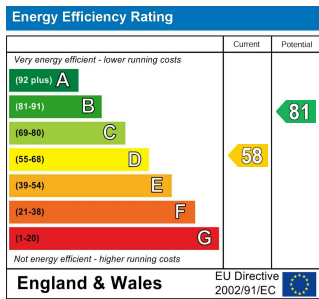
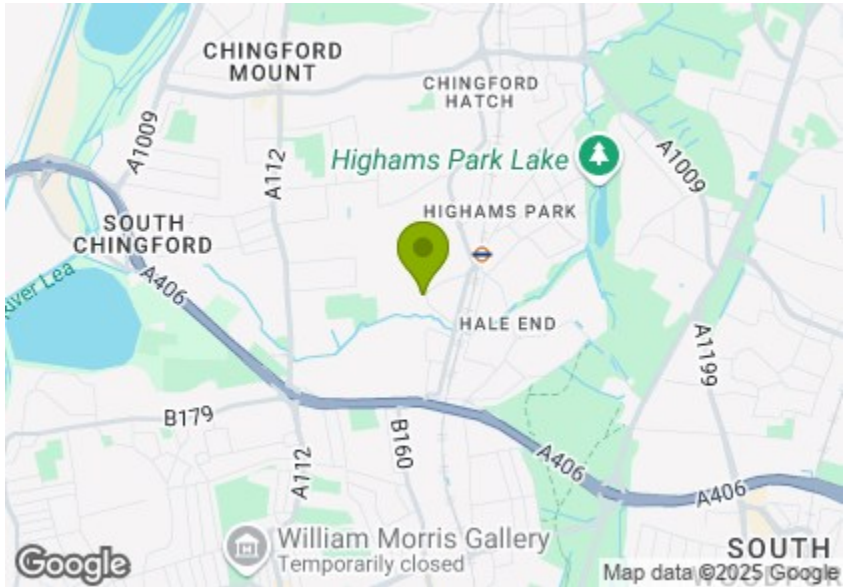




Total Area: 113.2 m² ... 1219 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



SELWYN AVENUE, HIGHAMS PARK

Offers In Excess Of £825,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedroom House
- Victorian End of Terrace
- South Facing Garden
- Moments from Highams Park Station
- Short Walk to Epping Forest
- Two Bathrooms
- Converted Loft
- Approx. 1219 sq ft
- Potential to Extend (STPP)

Located in a sought-after spot in the heart of Highams Park, this four-bedroom, two bathroom end-of-terrace home has a timeless style typical of the period that it was build.

Highlights include the immaculate double-reception room, stylish kitchen, first floor family-bathroom, converted loft with master bedroom and ensuite, and stunning garden. Another great perk is the potential to extend at the rear - great for peace of mind even if you have no plans for change.

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0203 369 6444



IF YOU LIVED HERE...

Beyond that striking frontage, you'll find an impressive home with a careful balance of traditional features and contemporary updates packed into its 1219 square feet.

Your dual aspect double-reception room has a brilliant amount of natural light thanks to the large bay windows and door at the rear. The decor is both thoughtful and pristine, while features such as the parquet flooring, period fireplace, charming wood burner stove, custom shutters and bespoke carpentry provide the wow-factor.

You'll find more stylish design in the kitchen, where highlights include the double oven, butler basin, vintage-style fittings and space-saving vertical column radiator. The storage cupboard will be will be brilliantly convenient, while the patio doors and window provide an abundance of natural light.

The spacious garden has two sun trap seating areas, a luscious lawn and cute shed, as well mature foliage to bring a sense of seclusion - something the charming bricked wall adds to.

On your first floor, you have two bright and brilliant bedrooms - each with smart custom storage. The family bathroom on this floor is stunning with both a walk-in shower and striking claw-foot freestanding tub. Again, it has bespoke shutters - and the period fireplace adds to the cosy ambience. Finally, in the loft you have two more immaculate bedrooms, including a master with another stunning en-suite bathroom.

There's plenty of eaves storage here too.

If you haven't already, you'll quickly fall in love with Highams Park and understand why it's so popular (with the initiated anyway - it's still pretty much a hidden gem beyond this corner of London). In one direction you've got the glorious nature of Epping Forest and Highams Park itself, which has everything from flower meadows and a lake to a coffee shop and playground, while in the other you've got the thriving hub that forms the centre of your community. There are some great food and drink-based amenities to choose from, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore and other chains you need essentials.

If you need to head into Central London, you'll be pleased to discover that Highams Park station is only six minutes on foot, where you can head to Liverpool Street on the Weaver line in around 25 mins (or change at Walthamstow Central for the Victoria line and hop over to the West End).

WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Parents will be pleased to know you have an abundance of great schools in the area - including a currently Ofsted 'Outstanding' rated one right next door, so no worries about catchments.
- Your new local is the always-fun Royal Oak - a gastropub and guest house, serving up a great range of delicious food and fine wines.



A WORD FROM THE OWNER...

"We've loved living in Highams Park—a rare find with lots of green spaces, a friendly village feel and easy access in to central London.

A standout perk? Big Tesco—a game-changer for busy families! From last-minute essentials to full shops, having it on your doorstep is incredibly convenient.

Highams Park is packed with great spots to eat, drink, and unwind. We've enjoyed many relaxed afternoons at Vinoramica, pints and food in The Royal Oak and The Larkshall, brunch at Kayra, and cocktails at Yaz. And there's plenty more to discover!

Our home is designed for family life, with a bright open-plan layout downstairs and four spacious bedrooms upstairs. Nestled on Selwyn Avenue, it offers peace and quiet while being just five minutes from all amenities. The south-facing garden is a true highlight. As an end-of-terrace, it enjoys sunlight all day, with a spacious deck perfect for BBQs, entertaining, or unwinding with a glass of wine."

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Garden
45'11"

Reception Room
13'6" x 11'2"

Reception Room
11'7" x 10'11"

Kitchen
12'11" x 8'1"

Bedroom
14'7" x 13'8"

Bedroom
10'11" x 9'1"

Bathroom
11'0" x 8'1"

Bedroom
13'3" x 13'2"

Bathroom
7'7" x 4'0"

Bedroom
11'0" x 7'9"



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