



SELWYN AVENUE, HIGHAMS PARK  
Offers In The Region Of £675,000 Freehold  
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace Victorian
- Approx. 851 Sq Ft
- Moments from Highams Park
- Potential to Extend (STPP)
- Close to Local Amenities
- Brick Fronted
- Some Original Features
- Being Sold Chain Free

Set on a tree-lined road in a sought-after part of Highams Park, this characterful two-bedroom mid-terrace Victorian home boast period features, plenty of natural light, fantastic proportions and the ripe opportunity for further development.

Extending across 851 square foot, it already comprises of two receptions, a kitchen, a first floor bathroom, a large rear garden and garage - in additional to the bedrooms, but there's also the potential to extend further - great for peace of mind. The fact that it's on the market chain-free is yet another great bonus.

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# IF YOU LIVED HERE...

Beyond the handsome brick frontage and vintage-style pathway, your reception space is brimming with light thanks to the large box bay window, which is decked out in bespoke shutters. You'll appreciate that you have the chance to restore some of the original features such as the beading and fireplace surround, while the placement of the rear reception and kitchen next to each other presents a great opportunity for open plan design. Both of these spaces currently open up to your gorgeous rear garden, which is bursting with rich fauna and mature trees that bring a dreamy feel of seclusion.

You'll be pleased to see that there's already a family bathroom on the first floor, while the bedrooms are both doubles, with the master at the front benefitting from more bespoke shutters, and the room at the rear having in-built storage.

Handily, the home is a short walk from Highams Park station, where you can nip to Liverpool Street on the Weaver Overground line in around 25 minutes. Despite being so well connected to central London, the picturesque woodland and quaint amenities

make Highams Park something of a hidden gem in the capital. As well as having a thriving food and drink scene (be sure to check out Vino Tap, The Stag & Lantern Micropub and Mood Lift), the area is home to a vast amount of green space, including Epping Forest and Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground.

It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line (two stops down the line).

# WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just 12 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.
- Drivers - already happy about the private garage - can be on the North Circular in just a few minutes, or the M25 in about 15 mins.



# 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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**Reception**  
11'10" x 14'1"

**Bedroom**  
9'2" x 12'0"

**Reception**  
9'8" x 13'1"

**Bathroom**  
7'4" x 8'5"

**Kitchen**  
6'8" x 8'2"

**Garage**  
8'1" x 17'6"

**Bedroom**  
17'3" x 13'7"

**Garden**  
60'0" x 17'6"



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