



Garden  
approx. 61'0" x 13'4"

Kitchen  
8'3" x 12'2"

Storage

Reception  
11'5" x 11'6"

Reception  
11'0" x 13'1"

Bathroom  
8'2" x 11'10"

Bedroom  
8'8" x 11'5"

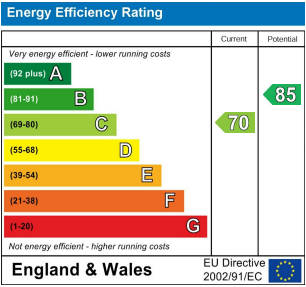
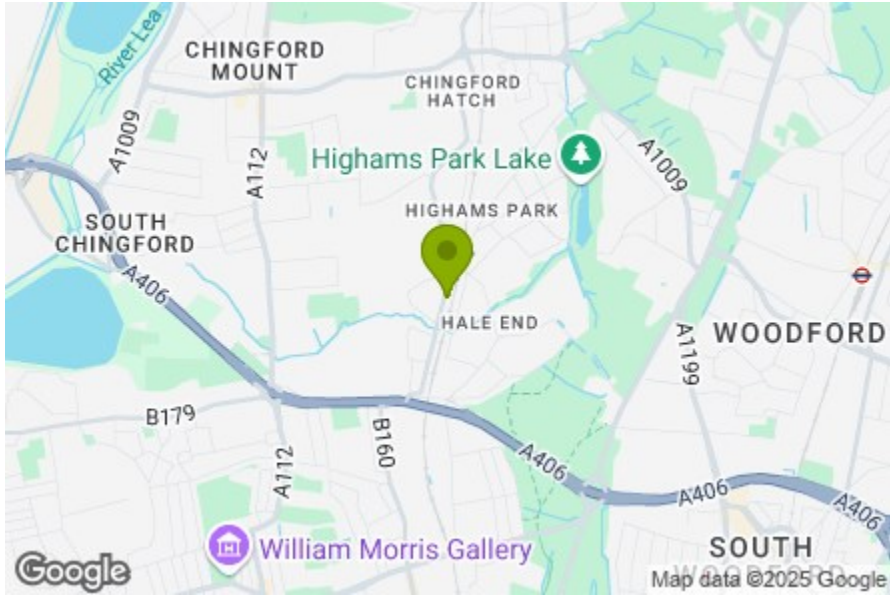
Bedroom  
14'0" x 11'8"

Bedroom  
7'8" x 11'0"

Bathroom  
6'7" x 5'3"

Bedroom  
12'6" x 11'5"

Eaves Storage



## WINCHESTER ROAD, HIGHAMS PARK

Offers In Excess Of £700,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedroom House
- Mid Terrace Victorian
- Moments from Highams Park Station
- Approx. 1185 Square Foot
- Potential to Extend (STPP)
- Loft Converted
- Two Bathrooms
- Close to Local Amenities
- A short Walk to Epping Forest
- Easy Access to Walthamstow

This four-bedroom Victorian home sits on a quiet residential street, just moments from Highams Park Station. Spanning three floors and approximately 1,185 square feet, it blends period charm with modern comfort. The loft has been converted to add two additional bedrooms and a second bathroom, and there's further potential to extend (STPP). With Epping Forest nearby, you're perfectly placed for green space, while local shops, cafés, schools, and fast links to Walthamstow and the Victoria Line make it an ideal choice for families and commuters alike.

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#### IF YOU LIVED HERE...

This charming Victorian home offers a generous sense of space and a warm, welcoming layout throughout, thoughtfully arranged to suit both family life and entertaining. On the ground floor, two adjoining reception rooms create a versatile open-plan space filled with natural light. At the front, a bay window with shutters frames the room beautifully, while a fireplace with built-in alcove storage adds a cosy focal point. The rear is ideal for dining, flowing easily into the kitchen. Wooden floors and soft tones run throughout, adding warmth and cohesion. The kitchen is bright and practical, with cabinetry on both sides, cream units, wood-style worktops, and white tiled splashbacks. A window over the sink and glazed door offer direct views and access to the garden. Outside, a paved patio steps down to a lawn bordered by mature planting. At the far end, a raised deck provides a more private, peaceful spot, with a shed and gravelled area beyond.

Upstairs, two double bedrooms share the floor with a spacious bathroom. The main bedroom feels calm and elegant, with wide shuttered windows and built-in wardrobes keeping the space neat and uncluttered. The second bedroom is equally serene, with soft green tones and a large window that fills the room with natural light. The bathroom blends modern fittings with classic touches, featuring a freestanding bath, walk-in shower, and a generous layout that feels both stylish and comfortable.

The loft conversion brings two additional bedrooms, a second bathroom, and a bright landing lit by a skylight. One of the bedrooms features twin skylights, soft tones, and a quiet alcove—ideal for reading or focused work. The other is equally inviting, with a large window framing leafy views and flooding the space with natural light. A neutral palette and soft carpet add to the calm, airy feel, while clean lines keep the room looking fresh and uncluttered. The second bathroom is sleek and light-filled, complete with a rainfall shower and contemporary finishes—rounding off this smart, well-balanced family home.

With Epping Forest practically on your doorstep, you're surrounded by nature—perfect for morning strolls, weekend adventures, or simply soaking up some fresh air. It brings a sense of space and calm, while still being close to everything you need. The Larkshall is within easy reach when you fancy a change of scene, offering a relaxed setting for a drink, dinner, or catching up with friends. Families are well looked after too, with both Selwyn Primary School and Highams Park School close by. Whether it's the morning school run or after-school activities, everything is conveniently nearby, helping to keep day-to-day life running smoothly.

#### WHAT ELSE?

Highams Park Station is just a short walk away, making commuting or getting into central London straightforward and stress-free. With direct trains to Walthamstow Central in just two stops, you're quickly connected to the Victoria Line and the wider transport network—ideal for both work and weekends.



#### A WORD FROM THE OWNERS...

'We have lived in this house for over 8 years, and it's been a wonderful home - first for us as a 30-something professional couple and now for our young family. The house has lots of period charm, including a working fire place and restored wood floors. One of our favourite features is the bathroom double doors which make you feel you're making an entrance anytime you need the loo! We added a loft conversion in 2022 which had given us fantastic working from home space as well as extra bedrooms and a second bathroom. We love the mature garden with patio seating area, lawn, flower beds, shed and decking. We have a beautiful rambling rose that covers the archway that we'll be sad to leave behind. We've been very happy in this home and hope you will be too.

Highams Park is a great community - friendly, welcoming and lively - and we are lucky enough to know all our neighbours well. We're 4 minutes' walk to the station (perfect for commuting), and served by a number of bus routes. Shops, cafes and other amenities are all within a short walk. It's easy to get into central London, and Walthamstow and Hackney are a stone's throw away. We love the green spaces in Highams Park, including Epping Forest and Highams Park Lake. The area is fantastic for families, with a variety of playgrounds, family-friendly businesses, baby and toddler groups, nurseries and good schools.'

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