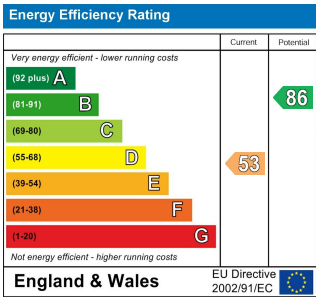
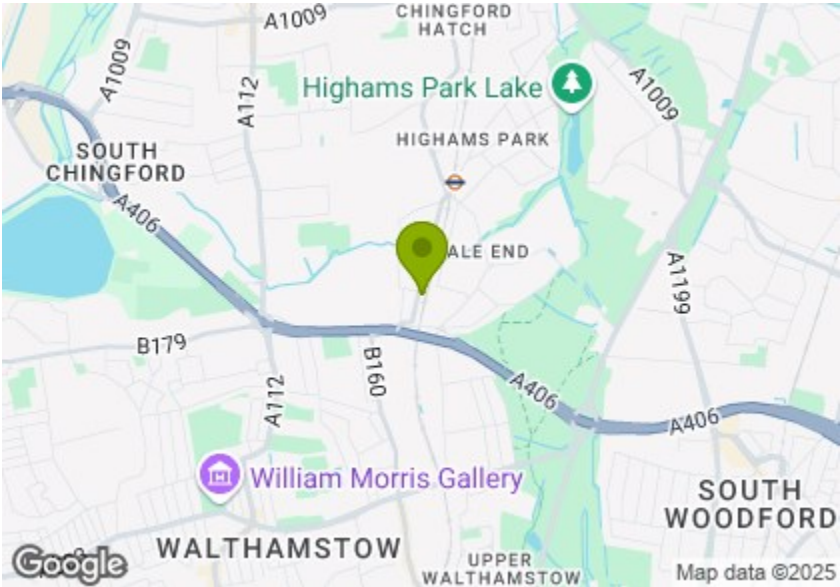


Total Area: 80.9 m² ... 870 ft² (excluding shed)
All measurements are approximate and for display purposes only.



WINCHESTER ROAD, HIGHAMS PARK

Offers In Excess Of £650,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom House
- End of Terrace Edwardian
- Moments from Highams Park Station
- Approx. 870 Square Foot
- Potential To Extend (STPP)
- Downstairs WC
- Short Walk to Epping Forest
- Circa 62 Foot Rear Garden
- Side Access

An impressive three-bedroom Edwardian end-of-terrace, tucked away in a quiet and peaceful setting with excellent access to Highams Park, Walthamstow, and the ancient woodlands of Epping Forest.

Offering 870 square feet of beautifully designed space—with exciting potential to extend (STPP)—this home is full of character, from the elegant sash windows to the stylish interiors. Step outside and you'll find a stunning 62-foot landscaped garden with side access—an ideal spot for relaxing or entertaining. Whether you're after city convenience, forest strolls or village charm, this property offers the best of all worlds.

REQUEST A VIEWING
0203 369 6444

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0203 397 2222

E4 & N17
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IF YOU LIVED HERE...

Behind the charming façade and vintage-style front door lies a beautifully designed home, ready for you to enjoy from the moment you move in.

The dual-aspect double reception room is bright and airy, thanks to elegant sash bay windows, while characterful touches like the contrast feature wall and bespoke carpentry add warmth and personality. The kitchen is sleek and contemporary, with smart finishes, and there's the added convenience of a downstairs WC and utility area. Just beyond, you'll find your impressive 62-foot garden, with a sun trap end patio, plenty of easy to maintain beds and a storage shed.

Upstairs, you'll find three immaculate bedrooms, all tastefully decorated and finished with thoughtful details like column radiators. The family bathroom is equally stylish, blending period charm with a striking colour palette and high-quality fittings.

Beyond your lovely ornate porch (a big deal with the Edwardians and still appreciated today), you can stroll to Epping Forest within

a few minutes, while Highams Park station is ten minutes on foot, where you can hop on the Weaver Overground which will zip you to Liverpool Street station in around 25 mins (or change two stops down the line at Walthamstow for access to the nifty Victoria line).

The perks of Walthamstow, such as Lloyd Park and Fellowship Square can be reached within a 25 minute walk, or short hop on the bus, but your Highams Park neighbourhood is buzzing with lively amenities too – just ask one of the friendly locals where to start.

WHAT ELSE?

- Parents will be pleased to know you have an abundance of highly rated primary and secondary schools in the area.
- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just 11 minutes on foot too.
- You've got some fantastic food and drink-based perks nearby, including Vino Tap, The Stag & Lantern Micropub and the Time Out approved Good Friend Chinese Restaurant.

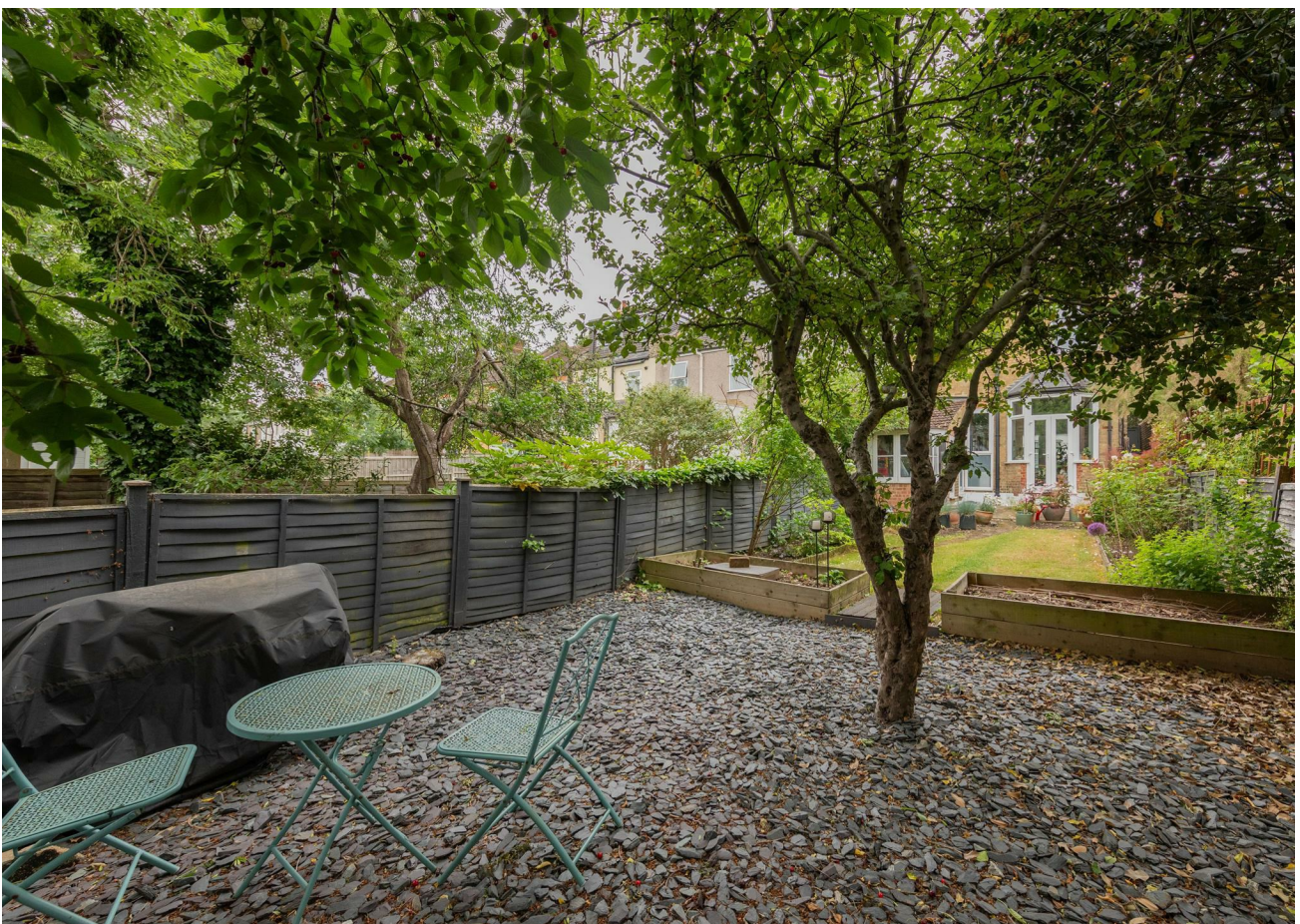


A WORD FROM THE OWNER....

"Before moving here we hadn't heard of Highams Park, now we don't want to be anywhere else. The elements that originally attracted us (good affordable housing and excellent transport links) still hold true but have been enhanced by what we have found to be the great local community and easy access to small independent shops, cafes and bars. It also doesn't hurt that Highams Park lake and Epping Forest are almost on our doorstep! Living somewhere that is under 30 minutes travel to central London and within 10 minutes of a walk in the forest is something that we cherish."

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Garden
62'4"

Reception Room
14'0" x 11'5"

Reception Room
13'9" x 9'7"

Kitchen
7'11" x 6'9"

WC

Shed

Bedroom
14'0" x 9'11"

Bedroom
7'5" x 6'5"

Bedroom
11'6" x 9'0"

Bathroom
8'2" x 7'4"



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