

Reception Room
13'10" x 10'7"

Reception Room
11'2" x 11'0"

Kitchen
8'5" x 8'5"

WC
Shower Room

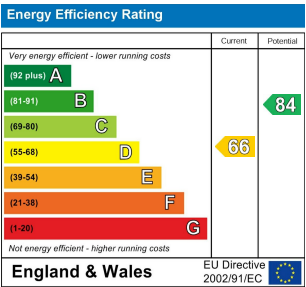
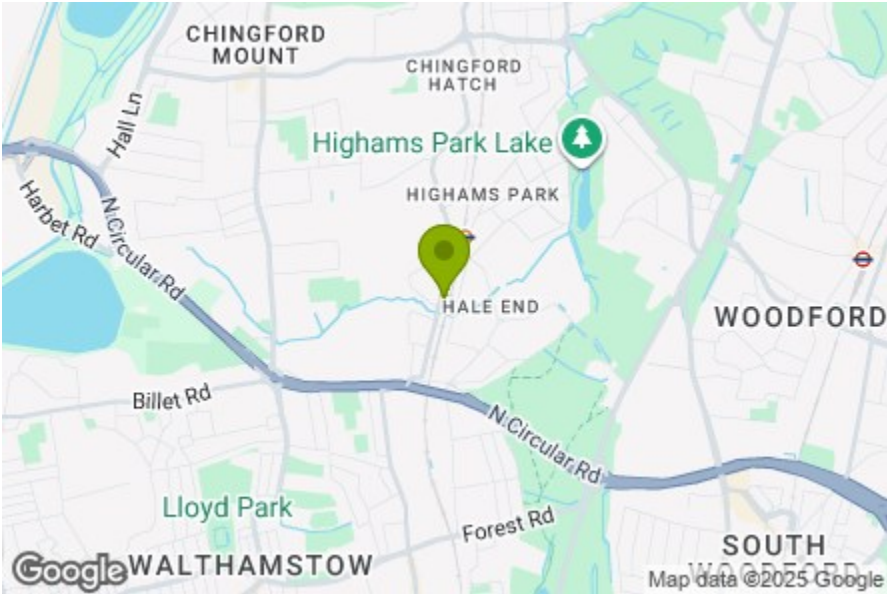
Bedroom
13'9" x 13'9"

Bedroom
11'3" x 8'5"

Bathroom

Bedroom
8'5" x 5'11"

Garden
49'2"



WINCHESTER ROAD, HIGHAMS PARK
Guide Price £500,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments from Highams Park Station
- Approx. 929 Square Foot
- Potential To Extend (STPP)
- Short Walk to Epping Forest
- Circa 50 Foot Rear Garden
- Downstairs WC and Shower Room

GUIDE PRICE - £500,000 to £525,000

A classic three-bedroom Victorian mid-terrace, perfectly positioned on a quiet residential street with easy access to Highams Park station, Epping Forest, and the excellent amenities of both Highams Park and Walthamstow.

Offering approximately 929 square feet of living space with exciting potential to extend (STPP), this characterful home balances period charm with everyday practicality. Highlights include a 50-foot private rear garden, downstairs WC and shower room, and fantastic transport links. Whether you're looking for forest walks, city convenience, or a welcoming community, this home offers all three.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'd arrive home to a charming Victorian frontage on a quiet, tree-lined street – with Epping Forest at one end and Highams Park station just a short walk in the other direction.

Inside, the home is well laid out and filled with natural light. The two ground floor reception rooms offer flexible spaces for relaxing or entertaining, complete with period charm and bespoke carpentry. The separate kitchen adds a touch of rustic charm and offers plenty of storage, with direct access to your 50-foot private garden – ideal for sunny days, outdoor dining, or a bit of gardening. You'll also benefit from a downstairs WC and shower room, a practical addition for busy households.

Upstairs, you'll find three good-sized bedrooms, ideal for families, guests, or a dedicated home office. There's also potential to reconfigure or extend into the loft (subject to planning), making this a smart long-term investment.

Beyond, 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.
- Parents will be pleased to know you have an abundance of great schools in the area.
- 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 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 or pop over to Grace and Albert for anything gift or homeware related. 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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