



Kitchen/Lounge/Diner
16'11" x 37'7"

WC

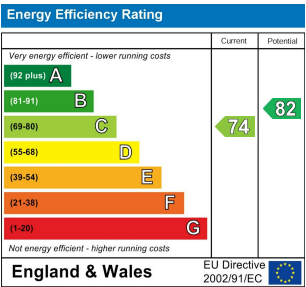
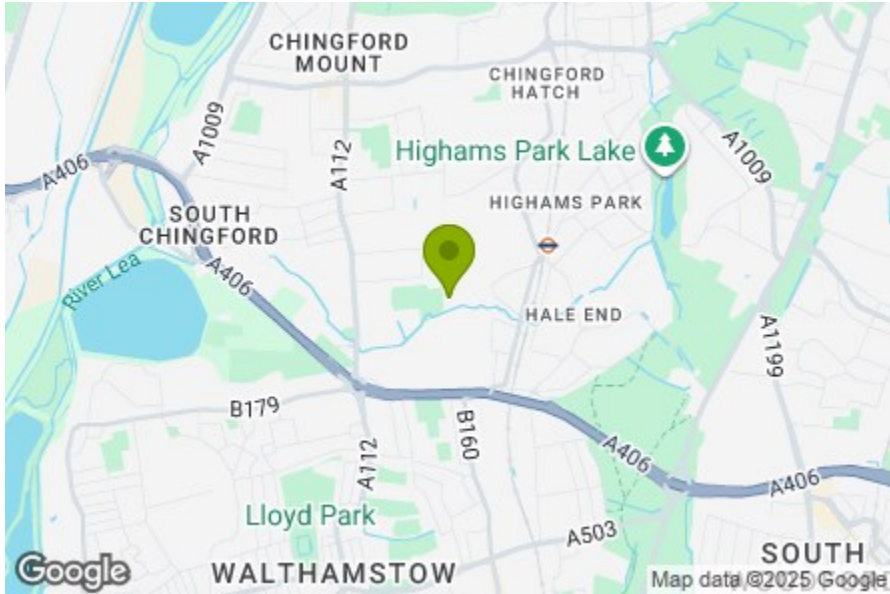
Bedroom
6'7" x 6'11"

Bedroom
9'11" x 15'3"

Bedroom
9'0" x 12'0"

Bathroom
7'4" x 8'7"

Total Area: 94.3 m² ... 1015 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SELWYN AVENUE, HIGHAMS PARK

Offers In Excess Of £725,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Chain Free
- Approx. 1015 Square Foot
- Moments from Highams Park Station
- Potential to Extend (STPP)
- Downstairs WC
- Circa 52 Foot West Facing Garden
- Short Walk to Epping Forest

With around 1015 square feet of space and plenty of potential to extend (subject to planning), this spacious three-bedroom Edwardian mid-terrace offers a great opportunity to grow as you do. Set on a quiet residential street and beautifully presented, highlights include a large private garden, a huge open-plan reception/kitchen/diner, and a downstairs WC providing both flexibility and comfort. You'll find local shops and everyday amenities nearby, while Epping Forest is just a short walk away when you need an escape into nature. Highams Park Station is also close, offering direct trains to Liverpool Street in under 25 minutes. It's being sold chain-free, ideal for buyers keen to move quickly and put down roots.

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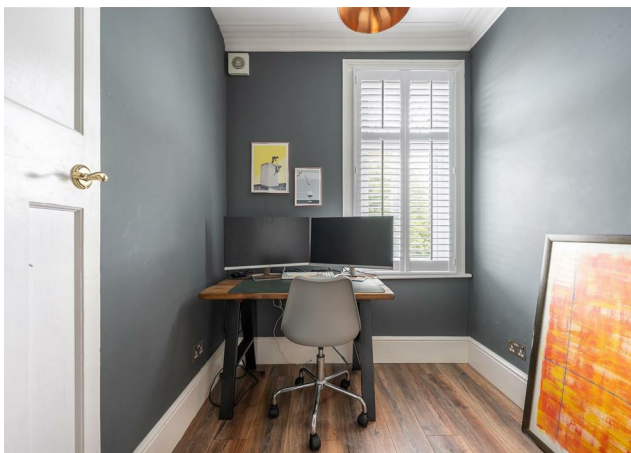
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IF YOU LIVED HERE...

Located halfway between Walthamstow and Chingford, Highams Park is a wonderful balance of expansive green space and local convenience with great transport links, so it came as no surprise to residents when The Times recently named the area as one of "the best places to live."

You arrive through a hallway in deep gunmetal grey, and the house wastes no time in opening straight into its central hub, a double-aspect, light-filled space that stretches the full 37 feet from front to back, encompassing living room, dining and kitchen. It's a stunning space; bright and adaptable, with a wide bay window fitted with white plantation shutters at one end, and French doors at the other. Wooden flooring runs underfoot, keeping the whole space connected. The chimney breast houses a wood burner for cosy evenings when the nights draw in. At the rear, the kitchen and dining area are naturally defined by flagstone-style flooring. Cream cabinetry and wooden worktops sit against white tiling, while open shelving and skylights add both character and extra brightness. Glazed French doors open directly to the garden, carrying light across the entire ground floor.

Step outside and you'll find a generous 52-foot west-facing garden. A paved patio is just the right spot for a table and chairs, while a few steps away, the lawn stretches out in the sun from late morning right through the afternoon.

Back inside, a downstairs WC with white tiles and Prussian blue walls adds a practical and stylish touch.

Upstairs, there are two comfortable doubles and a third single room, perfect for a study or nursery. The main bedroom has another wide bay window with shutters and a cast-iron fireplace with a tiled surround as its focal point. The second double looks out across the garden and has a calm green palette with soft carpet underfoot.

The bathroom is full of character, with a freestanding claw-foot bath, overhead rainfall shower, underfloor heating and a heritage-style pedestal sink. A combined radiator and towel rail completes the space.

WHAT ELSE?

Epping Forest, London's biggest green space covering 5900 acres, is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature. By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes. Highams Park Station, only a brief stroll away, makes commuting stress-free. Walthamstow Central underground is 2 stops/5 mins, and Liverpool Street is just 7 stops/23 minutes.



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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