

WICKHAM ROAD, HIGHAM PARK

Offers In Excess Of £625,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Mid Terrace Edwardian
- Moments from Highams Park Station
- Approx. 892 Square Foot
- Potential to Extend (STPP)
- Additional Loft Room
- Circa 60 Foot Rear Garden
- Short Walk to Epping Forest

This impressively spacious two-bedroom mid-terrace home is located in a peaceful spot that benefits from easy access to both Highams Park and Walthamstow. It's been beautifully preserved, with charming features throughout, as well as conveniences such as a utility room and first-floor bathroom.

Not only does the property have its own secluded 60-foot rear garden, but Epping Forest is only a short walk away, where you can explore a further 5,900 acres of nature. There's also potential for extension, subject to the usual approvals, offering great peace of mind for growing households.

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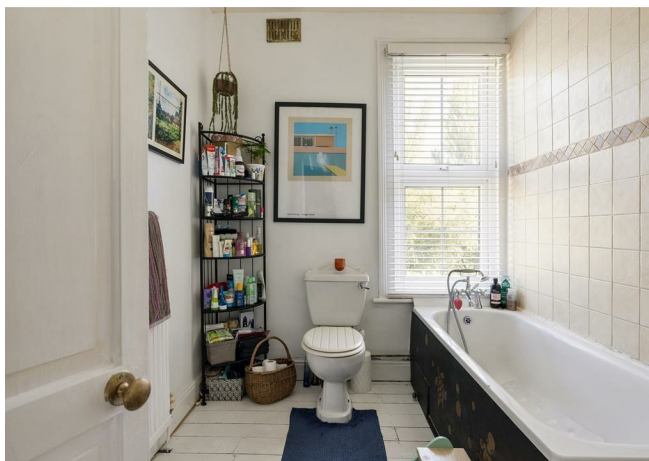
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IF YOU LIVED HERE...

With its thoughtful design and immaculate decor, this 892 square-foot property has been lovingly finished, with care taken to preserve the original features, such as the ornate coving and wooden floorboards.

The front reception room is gloriously bright, while the rear reception/diner is perfectly placed, featuring rustic-style cabinets and a butler basin. Generous glazing brings in plenty of natural light. From here, head through the utility room to your rear garden, a charming and sizeable space bursting with rich fauna, creating a dreamy sense of seclusion, particularly since it backs on to allotments.

You'll be pleased to find the beautifully designed, vintage-style family bathroom on the first floor, while both bedrooms are doubles with more original flooring. The loft room has been smartly finished and would make a great office/spare room, while also offering the potential for a full extension (subject to the usual permissions).

Beyond, you're in a great spot for exploring the best of the area. Epping Forest is just a few minutes' walk away, while Highams Park station is a similar distance, connecting you to Liverpool Street via the Overground in around 25 minutes. Be sure to check out the local amenities on the way, such as Vino Tap, The Stag & Lantern Micropub and Yaz. We're sure one of the friendly locals will have plenty more tips too.

WHAT ELSE?

- Your new local is the grand Royal Oak, a great spot to enjoy delicious food in eye-pleasing surroundings, just ten minutes on foot.
- Parents will be pleased to know there's an abundance of excellent schools in the area, one of the reasons Highams Park is so popular.
- Highams Park is only two stops from Walthamstow Central, where you can change to the Victoria Line and whizz into the West End in no time.



A WORD FROM THE OWNER.....

"We've absolutely loved living in Highams Park - there's such a strong community and village feel here. We've loved having the park, lake and forest practically on our doorstep, but with central London so accessible too - plus lots of cool cafés, independent shops and pubs (the roast at The Royal Oak is unbeatable!). People are so friendly here and take real pride in the area; there are many markets, festivals and street parties throughout the year. Wickham Road is full of such nice people, including lots of families with young children. It's been such a fantastic place to raise our daughter and we're so lucky to have had such great neighbours. We will miss having that amazing green space right behind our garden where we often catch up with our neighbours, whose skills on the allotments put us to shame! The open plan downstairs is perfect for entertaining and the loft room has been really useful as an office/ spare room. We hope whoever buys this house loves it just as much as we have!"

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Reception Room

10'8" x 14'1"

Kitchen/ Diner

16'6" x 13'10"

Utility Room

6'8" x 5'8"

Bedroom

16'5" x 12'0"

Bedroom

9'1" x 11'10"

Bathroom

6'9" x 8'7"

Loft

16'5" x 10'4"

Garden

59'8"



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