

THE STOW BROTHERS

EST 2014

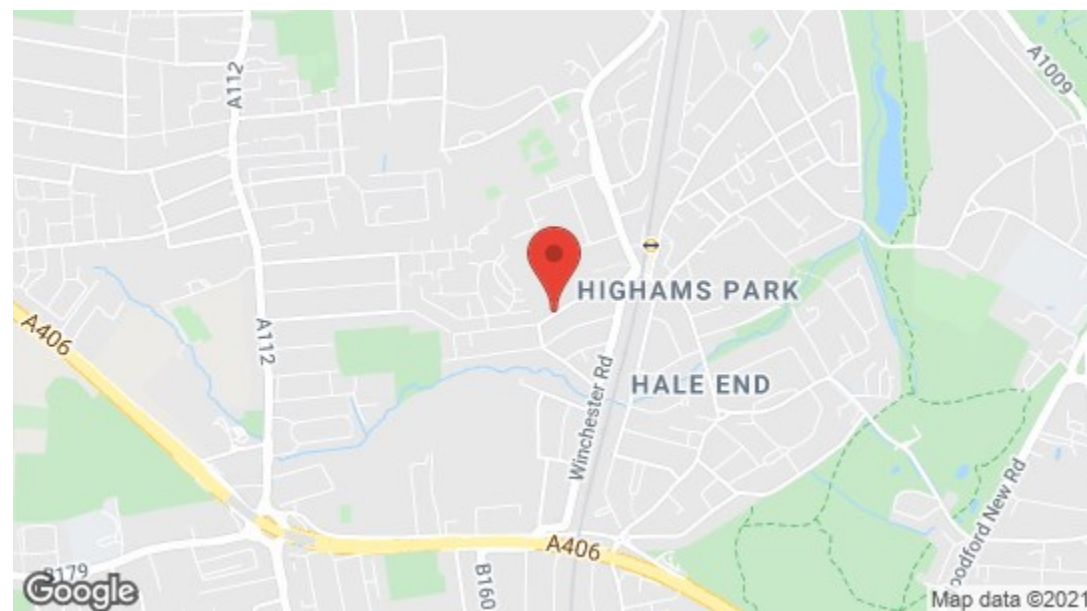
SALES/LETTINGS/NEW HOMES/MANAGEMENT

 Selwyn Avenue, London
Offers In Excess Of £625,000 Freehold
4 Bed House - Mid Terrace



Total Area: 117.8 m² ... 1268 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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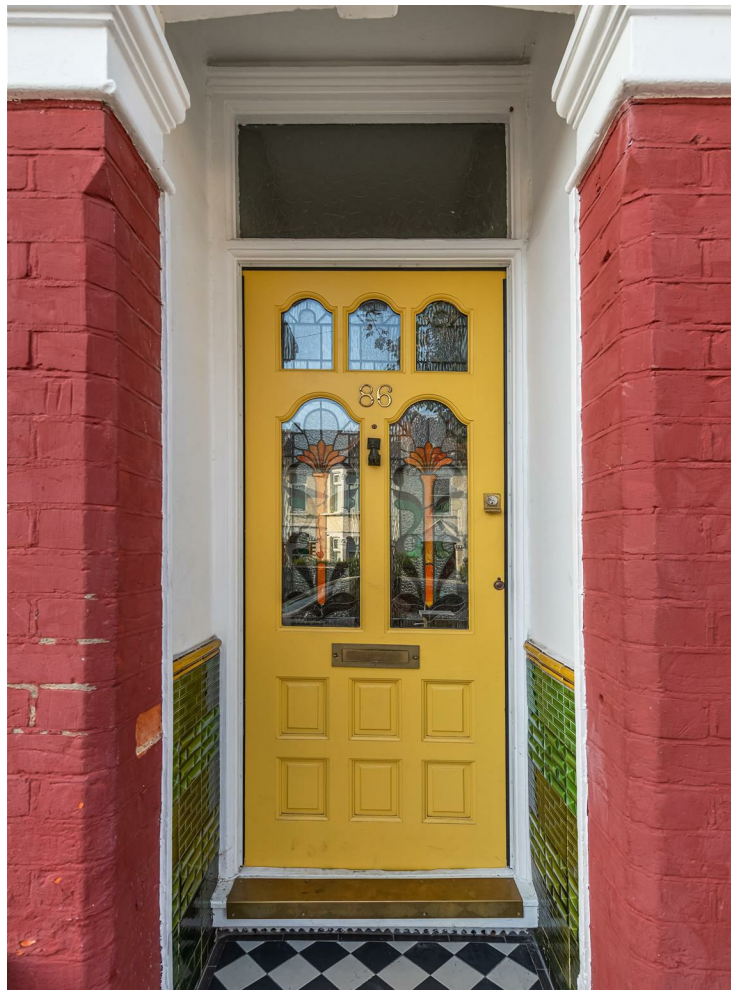


Features

- Mid Terrace Victorian
- Four Bedroom House
- Short Walk to Highams Park Station
- Two Bathroom
- 40 Foot Private Garden
- Potential to Extend (STPP)

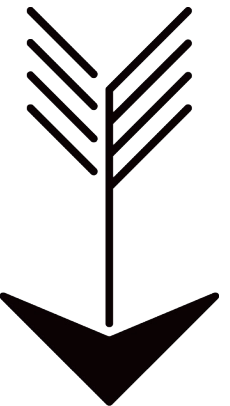
A truly beautiful family home with four bedrooms, nestled in the heart of Highams Park. Behind the classic and well-kept brick facade of this Victorian mid-terrace is an alluring and very modern living space, finished to perfection. Charming from the bright vintage front door to the glorious garden.

There's lots of space to play with here, with a total square footage of over 1200 square foot, and the even better news is that there's room to extend subject to planning permission. Something to think about for anyone looking to expand their family or add home office space. Meanwhile, you've got four generous bedrooms and two big bathrooms to be getting on with.



A WORD FROM THE OWNER...

"We have loved the house and garden, which has been the perfect space for our young family over the past four years. Highams Park is a fantastic area, with a great range of shops and cafes, plus super easy access to the City and the rest of London. We have especially enjoyed exploring nearby Epping Forest. We will be really sad to leave!"







➡ IF YOU LIVED HERE...

You'll step into your hallway and find your lounge on the right. It's 140 square foot of space, with a smart fireplace and a shuttered bay window flooding it with light. The space flows under an arch into the 120 square foot dining room, with the same stripped floorboards underfoot. Next is your kitchen, 100 square foot with plenty of bright white cupboard space. Your lean-to is on the right, and a door takes you out into your gorgeous garden, with paving and neat lawn.

Upstairs you'll find your 100 square foot bathroom straight ahead. There's a large dedicated shower and freestanding tub, as well as a large vanity unit. Your first bedroom is next, a solid double of 100 square feet of space while the master bedroom comes in at an incredibly generous 180 square foot, with built-in wardrobes. On the second floor you'll find your third and fourth bedrooms of 130 square foot and ninety square foot. Your stylish shower room sits between the two, with curved-screen dedicated shower and geometric tiling underfoot.

Being in Highams Park means you'll enjoy all the benefits of a close community while being within easy reach of central London. Epping Forest is nearby whenever you want to get back to nature, and Highams Park itself is a delight with fantastic views over the city and a community cafe. You're just five minutes from Highams Park station, with the Overground taking you to Liverpool Street in twenty minutes. The North Circular is within easy reach too.

WHAT ELSE?

- Your new local is the Stag & Lantern, a cosy and brand new micropub proffering the best and freshest ales and ciders.
- Schools rated good or outstanding by Ofsted nearby include Selwyn Primary, Oakhill Primary and Whitefield.
- It's a short bus ride to the hidden gem of Pimp Hall nature reserve, where you can really get that hit of greenery.

