

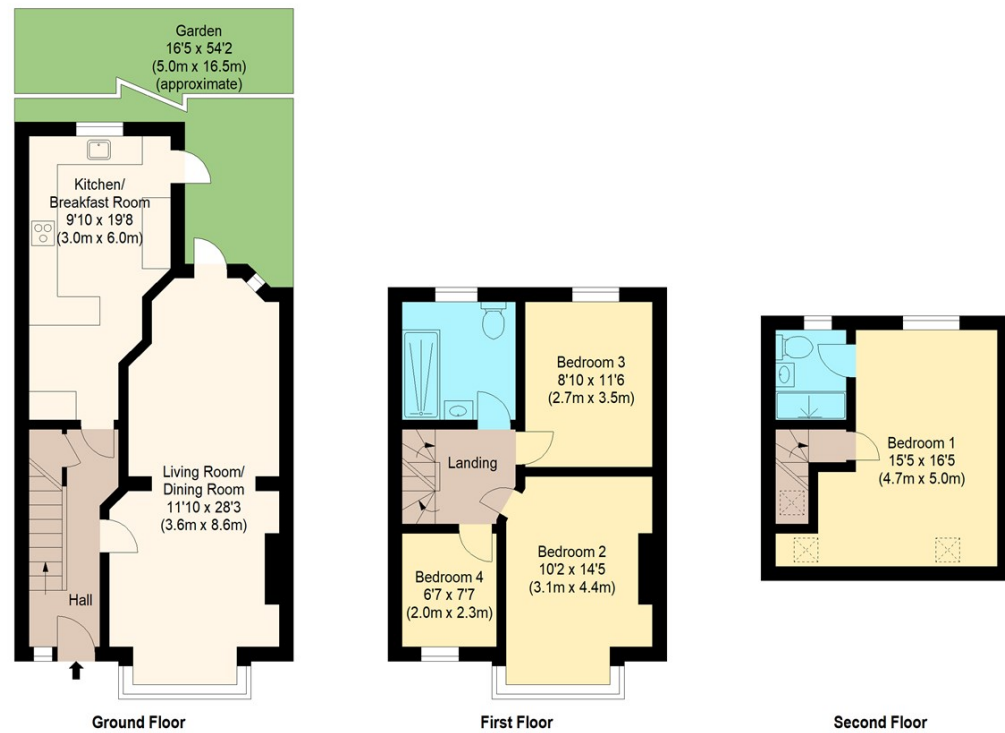
## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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



william rose  
Winchester Road, E4

Approximate Gross Internal Floor Area: 115.28 sq m / 1241 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 10/10/2023



221 Winchester Road, Highams Park, London, E4 9JW

Guide Price £650,000

- Four bedroom house
- Edwardian
- Two bathrooms
- Garden extends to over 50 feet
- Through lounge
- Mid-terrace
- Loft conversion
- Minuets for station
- Popular location
- Kitchen extension

## 221 Winchester Road, London E4 9JW

A spacious four bedroom mid terrace family home, located in the heart of Higham's Park and just a short walk to Higham's Park station and shops. The property benefits from a loft conversion and generous rear garden.



Council Tax Band: D



A bright and spacious four-bedroom mid-terrace property in the heart of Higham's park. Loved and improved by the current owners and benefiting from a loft conversion, large garden and just minutes from Higham's park station.

From the kerb you're greeted with period frontage that sets the scene perfectly. Heading inside you'll find the two reception rooms have been opened up to create a large, bright and versatile space filled with natural light. The extended kitchen is well equipped and has plenty of room for the all-important dining table. The garden extends to over 50 feet, so you'll have plenty of room for climbing frames and football goals as well as the garden furniture and barbeque not to mention the large storage shed. Heading back inside and upstairs on the first floor you have two good double bedrooms, a single and the family bathroom. The smallest of the four bedrooms is currently used as a study but would easily accommodate a single bed. The common theme in this house is the amount of natural light that floods in from all angles. The loft has been converted to add another well sized bedroom and ensuite shower room. The new owner has potential for further development out the rear of the property subject to planning permission.

You have all that Higham's park has to offer on your doorstep, the station and Hale end road are a few minutes stroll away. You'll be able to grab a perky blenders coffee in Kaya, maybe a sandwich from Romeos before you jump on the train that'll have you in Liverpool Street in 20 minutes. On the way home stop off for a pint in the Stag and Lantern or the County Arms. You're well served by car; the M11 and A406 are a matter of minutes away. If all that wasn't enough and you're craving the great outdoors, Epping Forest and The Higham's Park lake are a 10-minute walk away. Schooling won't be an issue Selwyn primary is around the corner and rated Outstanding by Ofsted.

E.P.C Rating: D  
Council Tax Band: D  
Local Authority: Waltham Forest  
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.