



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) A			
(81-91) B			
(69-80) C			
(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	



165 Winchester Road, Highams Park, London, E4 9JN

Guide Price £600,000

- Three bedroom house
- Through lounge
- Short walk to station
- Potential for further development
- EPC: C
- Mid-terrace
- Popular location
- Good condition
- Period
- Large garden



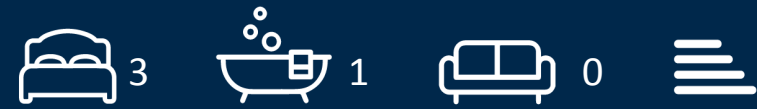
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

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Date: 15/2/2024

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A three bedroom mid-terrace Victorian family home located in the heart of Highams Park. The property benefits from a garden that extends to 75 feet and is minutes from all the shops and amenities that Highams Park has to offer. The train station is a few minutes a walk away.



Council Tax Band: D



Guide Price: £600,000 - £625,000

A mid-terrace period property located in the heart of Higham's park on Winchester Road. From the kerb you've classic Victorian brick frontage and bay windows. The reception rooms have been knocked through to create a large, bright, and versatile space filled with natural light and handy storage under the stairs. The kitchen's well equipped and offers access to the garden and bathroom. The garden extends to over 75 feet, so you'll have plenty of room for the climbing frame as well as the garden furniture and barbeque. Heading back inside and upstairs you have three we proportioned bedrooms. There's potential for further development, into the loft to add an extra bed and bath 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 of 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 with plenty more to choose from in the area.

EPC: C
London Borough of Waltham forest
Council Tax Band: D

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.