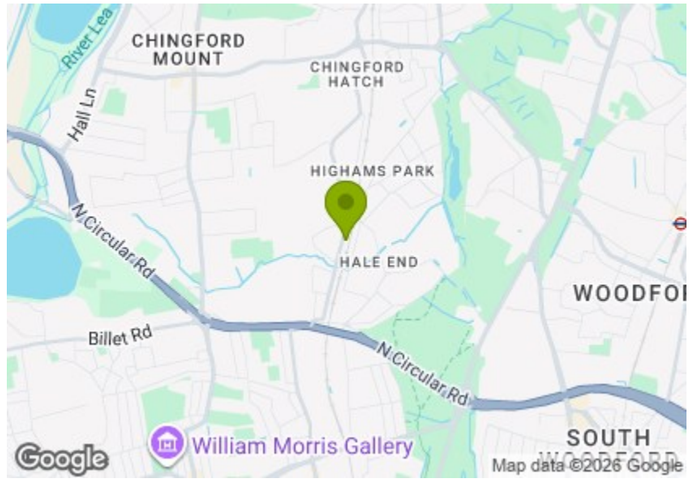
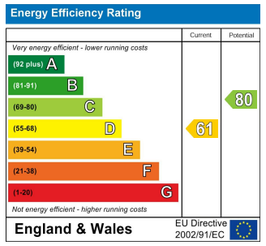
Total Area: 95.8 m² ... 1031 ft²

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.





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WINCHESTER ROAD, HIGHAMS PARK
Offers In Excess Of £650,000 Freehold
3 Bed House - End Terrace

Features:

- Three Bedroom House
- Victorian End of Terrace
- Moments from Highams Park Station
- Approx. 1031 Square Foot
- Potential to Extend (STPP)
- Close to Local Amenities
- A short Walk to Epping Forest
- Easy Access to Walthamstow

This elegantly timeless three-bedroom, end-of-terrace Victorian home is perfectly placed on a quiet residential street in Highams Park. Located just moments from the station, the property offers easy access to Walthamstow while remaining on the doorstep of Epping Forest.

Inside, a spacious reception room leads to a dine-in kitchen, complemented by a utility room and ground-floor WC. Upstairs, you'll find a smart family bathroom and three immaculate bedrooms, while to the rear sits a secluded garden. At 1,031 square feet, this home also offers the exciting potential to extend (STPP), allowing the space to grow with you.

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IF YOU LIVED HERE...

Behind the charming facade lies a beautifully designed home, ready for you to enjoy from the moment you move in.

The dual-aspect double reception room is bright and airy thanks to elegant sash windows and fresh decor, while characterful touches like the twin ceiling roses add a sense of history. The dine-in kitchen is sleek and contemporary, featuring smart units, integrated appliances, and an island unit as the focal point.

There's the added convenience of a downstairs WC and utility area. Just beyond, you'll find your impressive garden, featuring both front and rear patios to optimise sunshine alongside a lush lawn.

Upstairs, the three bedrooms are all tastefully decorated (the bedroom at the front includes built-in storage). The family bathroom is modern complete with an over-tub shower.

With its railway crossing and clock tower, Highams Park retains a distinct village-like atmosphere. Local gems are plentiful; why not start at Vino Tap, The Stag & Lantern Micropub or Biba & Wren? For everyday essentials, there is the convenience of a Tesco Superstore and several familiar high-street shops nearby.

You can stroll to Epping Forest within minutes, while Highams Park station is just a four minute walk. From here, the Weaver line zips you to Liverpool Street in around 25 minutes, or you can hop off two stops away at Walthamstow Central for the Victoria line.

WHAT ELSE?

- Drivers will appreciate the easy access to the North Circular, just a few minutes away, while the M25 can be reached in around 15 minutes.
- Parents will be pleased to know there is an excellent choice of schools nearby, one of the many reasons the area is so popular with families (Highams Park School alumni includes girl-of-the moment Olivia Dean).
- You're also within easy reach of Chingford and Woodford, giving you even more green spaces and amenities to explore.

A WORD FROM THE EXPERT....

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. 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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Reception
14'2" x 25'5"

Kitchen/ Diner
8'8" x 17'4"

WC

Utility

Bedroom
14'2" x 11'4"

Bedroom
8'10" x 11'9"

Bedroom
8'8" x 7'6"

Bathroom
5'11" x 9'1"

Garden
44'11" x 18'10"

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