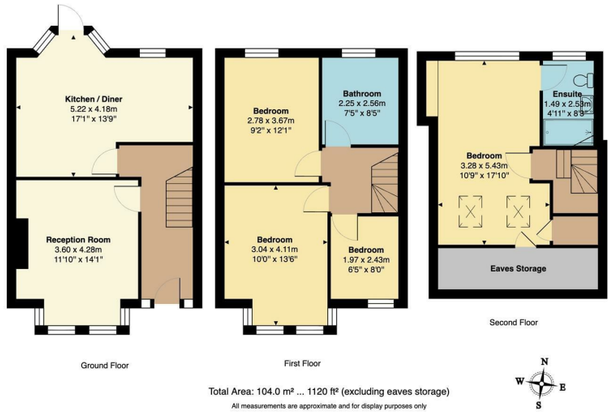
THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



Reception Room
11'9" x 14'0"

Garden
17'0" x 62'4"

Kitchen/ Diner
17'1" x 13'8"

Bedroom
9'11" x 13'5"

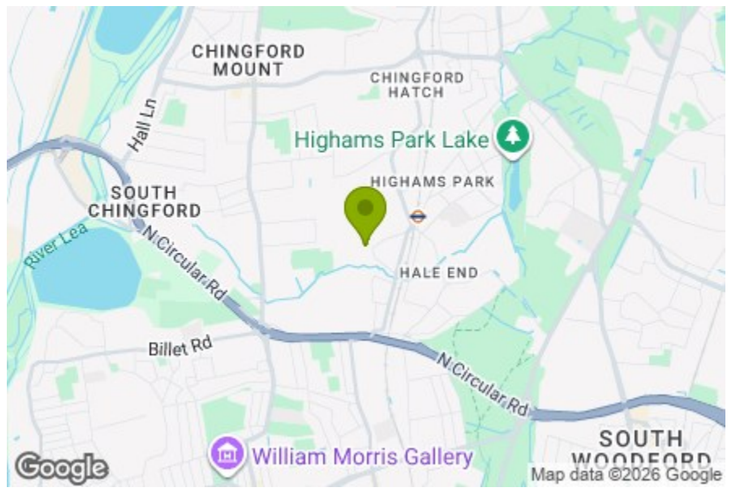
Bedroom
9'1" x 12'0"

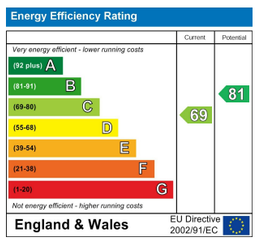
Bedroom
6'5" x 7'11"

Bedroom
10'9" x 17'9"

Bathroom
7'4" x 8'4"

Bathroom (Ensuite)
4'10" x 8'3"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



SELWYN AVENUE, HIGHAMS PARK

Guide Price £775,000 Freehold

4 Bed House - Mid Terrace

Features:

- Four Bedroom House
- Mid Terrace Edwardian
- Approx. 1120 Square Foot
- Moments from Highams Park Station
- Potential to Extend (STPP)
- Circa 62 Foot Rear Garden
- Short Walk to Epping Forest
- Potential for Rear Access

GUIDE PRICE - £775,000 to £800,000

Situated in much sought-after Highams Park, this beautiful four-bedroom, two-bathroom mid-terrace home has been thoughtfully arranged across three floors, offering plenty of highlights both inside and out. From the bright kitchen-diner and separate reception room to the converted loft with master and ensuite, every design choice has been carefully considered. Outside, the 62 foot rear garden provides a peaceful retreat, and there's even the exciting potential to extend the home further subject to usual permissions.

As well as Highams Park, Walthamstow is close by for amenities and transport links, while the open greenery of Epping Forest is within walking distance.

REQUEST A VIEWING
0203 369 6444









IF YOU LIVED HERE...

Combining period charm with practical modern living, this Edwardian home welcomes you with its charming frontage and well-proportioned interiors.

The reception room is filled with natural light thanks to the box bay window, while original features including the decorative fireplace and ceiling rose add a lovely sense of character. Meanwhile, the teal feature wall brings a contemporary touch and further character.

At the heart of the home, the kitchen-diner blends style and functionality, with sleek units, smart worktops, contemporary tiling and integrated appliances. The dining area overlooks the generous 62 foot rear garden, a wonderfully private outdoor space with a large lawn, mature planting, and useful storage. There is also the added benefit of potential rear access.

The first floor provides three well-sized bedrooms and a spacious family bathroom, complete with a separate shower and bathtub. Upstairs, the masterfully converted loft creates an impressive additional bedroom, featuring a gorgeous ensuite and handy eaves storage.

Highams Park is your nearest station - a six minute stroll away. From there you can nip to Liverpool Street on the Weaver Overground in around 25 minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End). En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy top rated food in eye-pleasing surroundings, it's just 12 minutes on foot too.

- Parents will be pleased to know you have an abundance of great schools in the area.

- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



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

REQUEST A VIEWING
0203 369 6444

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM