



Reception Room
25'2" x 10'10"

Downstairs WC/Shower Room

Kitchen/Diner
15'11" x 9'9"

Bedroom/Study
7'4" x 6'4"

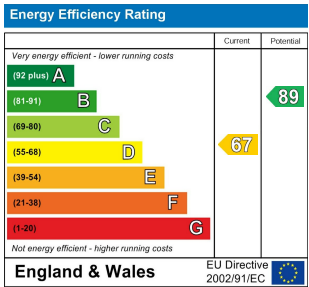
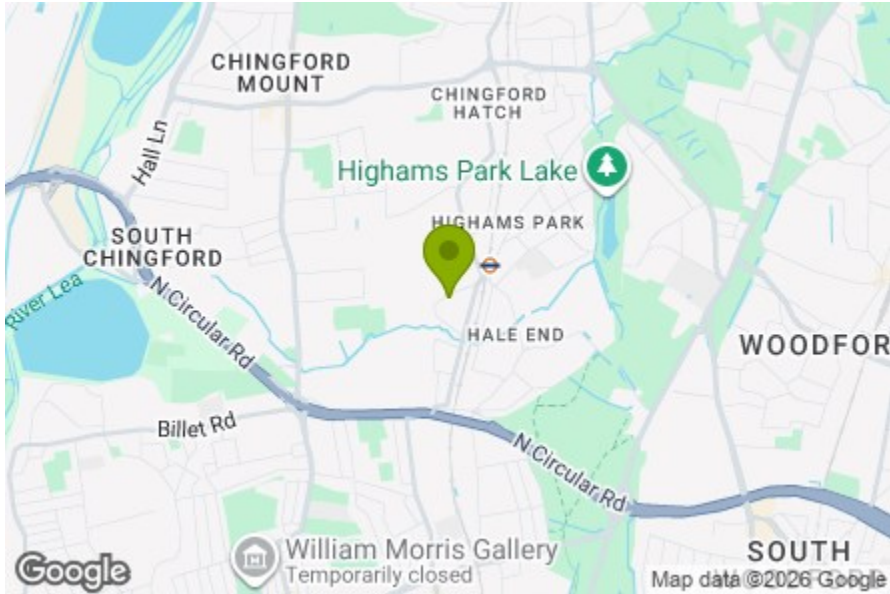
Bedroom
13'3" x 10'0"

Bedroom
11'6" x 10'0"

Bathroom
7'6" x 6'4"

Garden Room
14'7" x 9'1"

Garden
32'9"



SELWYN AVENUE, HIGHAMS PARK

Offers In Excess Of £750,000 Freehold
3 Bed House



Features:

- Three Bedroom Home
- Beautifully Renovated Throughout
- Potential to Extend (STPP)
- South-Facing Garden
- Garden Room
- Moments to Highams Park Station
- Short Walk to Epping Forest
- Approx 1135 Square Foot

A beautifully renovated three-bedroom home in a particularly well-connected pocket of Highams Park, moments from the station and local favourites around The Broadway. Epping Forest is a short walk away too, giving you woodland and open space within easy reach of home.

REQUEST A VIEWING
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IF YOU LIVED HERE...

The ground floor begins with a wonderfully long reception room, where the front bay, plantation shutters and soft neutral tones sit alongside herringbone flooring and original detailing. A decorative cast-iron fireplace provides a handsome focal point, with fitted shelving and cabinetry alongside, while the room naturally moves from living space at the front to dining towards the rear. A marble-lined shower room sits off the hallway, finished with warm brass fittings.

Beyond, the kitchen/diner takes a more contemporary turn. Dark cabinetry is paired with brass handles, stone-effect surfaces and a large central island, while roof lights bring plenty of daylight overhead. Wide glazed doors open directly onto the south-facing garden, making this an easy space for everyday cooking, eating and time outdoors. The garden extends for around 10 metres, with a substantial garden room at the far end offering useful additional space away from the main house.

Upstairs, there are three bedrooms, including a bay-fronted main bedroom with fitted wardrobes, a second double overlooking the rear and a smaller bedroom/study at the front. The family bathroom is positioned at the rear of this floor. Altogether, the house offers approximately 1,135 square feet, with potential to extend further subject to the usual planning permissions.

WHAT ELSE?

Highams Park station is moments away, with Overground services towards Liverpool Street and an easy connection to the Victoria line at Walthamstow Central. The surrounding centre has an appealing mix of independent places including Vino Tap and The Stag & Lantern. Epping Forest is within walking distance, opening up miles of woodland for weekend walks and cycling, while Highams Park Lake offers another lovely green escape closer to home. The Broadway and surrounding streets put everyday essentials close at hand, while nearby Chingford adds plenty more for food and drink, including local favourites Sushi Monster, Rusty Bike Thai and Gina.



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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