



Reception Room
11'8" x 14'0"

Kitchen/ Diner
16'10" x 11'5"

Lean To
7'4" x 5'0"

WC

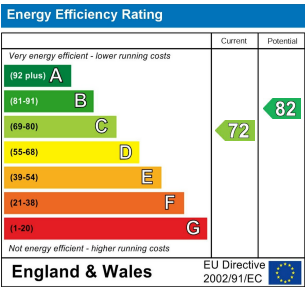
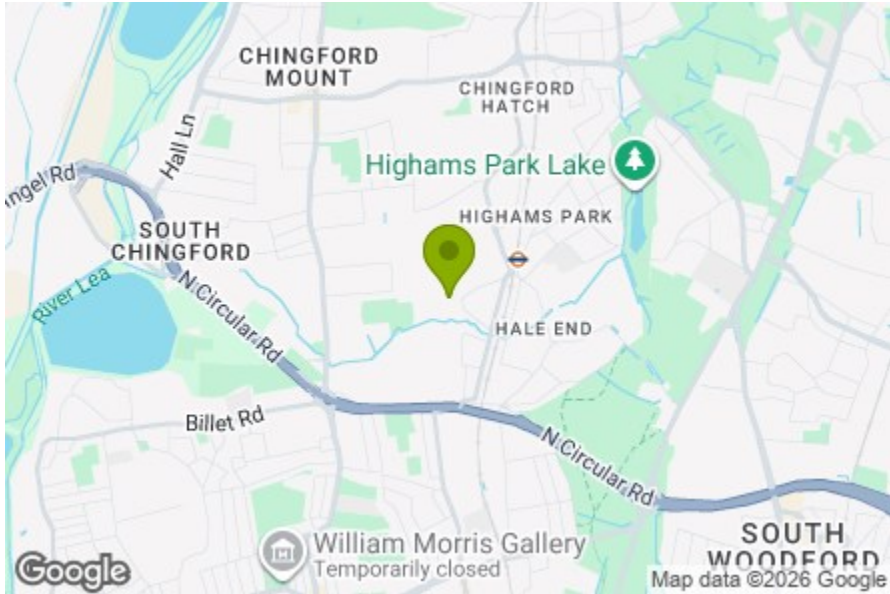
Bedroom
11'0" x 13'6"

Bedroom
5'5" x 8'6"

Bedroom
9'1" x 11'11"

Bathroom
7'4" x 8'5"

Garden
17'4" x 53'1"



SELWYN AVENUE, HIGHAMS PARK

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



Features:

- Three Bedroom House
- Edwardian Mid Terrace
- Moments from Highams Park Station
- Approx. 888 Square Foot
- Downstairs WC
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Circa 53 Foot Rear Garden

Situated in the increasingly popular area of Highams Park, this beautifully presented three-bedroom mid-terrace home has been thoughtfully updated to balance period character with modern living. Highlights include a bright kitchen-diner, a separate reception room and a landscaped rear garden, while there is also exciting potential to extend into the loft space, subject to the usual planning permissions.

Highams Park Station, independent shops and local amenities are all within easy reach, while neighbouring Walthamstow offers an even wider choice of restaurants, bars and transport links. The open spaces of Epping Forest are also just a short walk away.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Behind the striking period frontage, you'll find a home presented in exceptional condition. The hallway immediately sets the tone with its elegant décor, while the reception room is equally impressive, featuring fitted storage, original flooring, shutters and a column radiator.

To the rear, the spacious kitchen-diner has been beautifully designed with high-spec appliances, sleek units and a breakfast bar that effortlessly defines the space.

Beyond the kitchen, a useful lean-to and ground-floor WC provide additional practicality before leading out to the generous rear garden, where mature planting creates a wonderfully private setting.

Upstairs, there are three well-proportioned bedrooms, including one with excellent built-in storage. The fireplace in the main bedroom is a particularly lovely detail, having been carefully restored. The family bathroom is finished to a superb standard, with brass fittings, striking tiling and a contemporary walk-in shower.

The boarded loft is currently used for storage and offers further potential to extend into the roof space, subject to the usual planning permissions.

Highams Park is your nearest station. 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 continue towards 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 sits at the edge of Epping Forest, while 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-catching surroundings, it's just a short stroll away.
- Parents will be pleased to know there is an abundance of well-regarded 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.



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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