

Reception Room
11'8" x 24'0"

Kitchen/ Diner
9'1" x 17'10"

WC

Storage

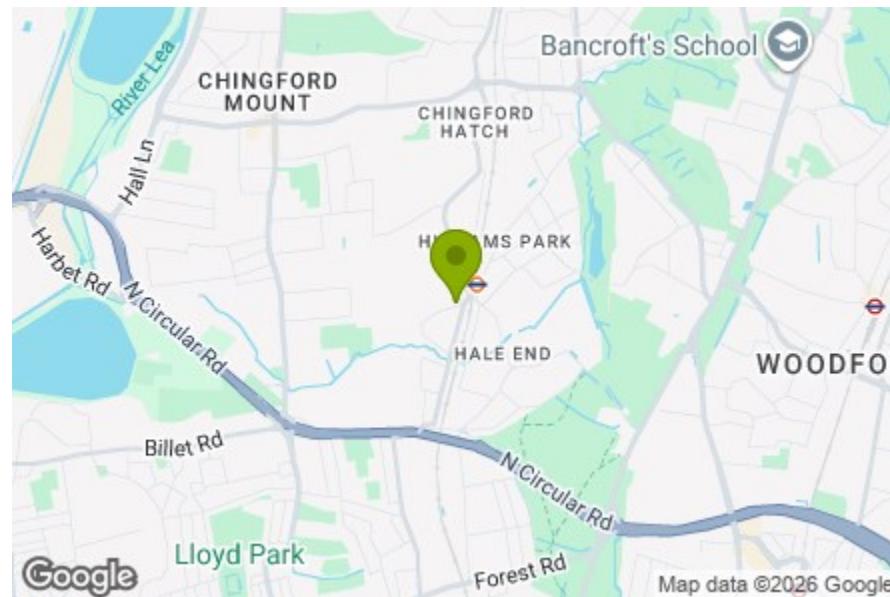
Bedroom
14'11" x 12'11"

Bedroom
9'4" x 10'9"

Bedroom
9'0" x 10'7"

Bathroom
5'8" x 6'3"

Garden
15'5" x 48'6"



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	



SELWYN AVENUE, HIGHAMS PARK

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



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments from Highams Park Station
- Approx. 1081 Square Foot
- Potential To Extend (STPP)
- Downstairs WC
- Short Walk to Epping Forest
- Circa 50 Foot Rear Garden
- Chain Free

Located in a sought-after spot in the heart of Highams Park, this three-bedroom mid terrace Victorian home offers a lovely balance of character, space and convenience. As well as the three double bedrooms, inside you'll find a light-filled double reception room, a spacious kitchen and a first floor family bathroom, with a fifty foot rear garden and the added benefit of being just moments from the station and a short walk from Epping Forest.

REQUEST A VIEWING
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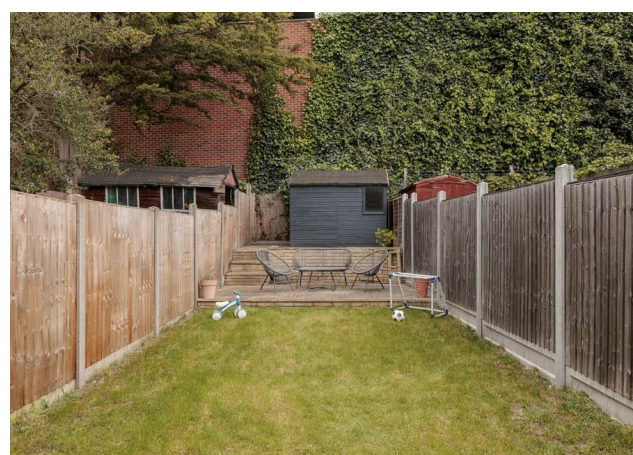
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IF YOU LIVED HERE....

The ground floor opens with a long, beautifully bright double reception room, where a bay window brings in plenty of daylight and period features add to the sense of character. Cornicing, wooden flooring and fireplaces give the room warmth and presence, while the generous proportions make it easy to arrange separate seating and dining areas.

To the rear, the kitchen is spacious and practical, with plenty of storage and room to move around comfortably. It opens directly onto the garden, which stretches to around fifty feet and offers a lovely amount of outdoor space for dining, planting or simply enjoying warmer days. A downstairs WC adds welcome everyday convenience.

Upstairs, you'll find three double bedrooms and a family bathroom on the first floor, with a layout that feels well suited to modern family life. Altogether, the house extends to around 1,081 square feet, with the added appeal of potential to extend, subject

to the usual permissions.

WHAT ELSE?

- Highams Park Station is just moments away, making journeys into Liverpool Street pleasingly straightforward.
- Epping Forest is a short walk from your front door, giving you easy access to wide open green space whenever the mood takes you.
- Humphry's Café, set in The Highams Park by the lake, is a lovely local place to have nearby for coffee, lunch or a catch up with friends.



A WORD FROM THE OWNER....

"Higham's park has a strong sense of community with a real "village feel". Our next door neighbours have lived in Higham's Park for decades and are both incredibly welcoming. There are dozens of young families lining our street who we meet regularly on nursery and school runs - this has really made HP a very social and friendly place for us.

We have done extensive renovations to our house over a period of 4 years, including a complete bathroom renovation, restoration of the front of the house to original brick, high quality plaster work and re-flooring of the entire house. We have converted the back garden to a grass. This makes the most of our long garden which extends to a paved seated area which receives uninterrupted sunlight in the summer months from late morning to the evening, perfect for entertaining. The garden also does not back onto neighbouring properties, giving great privacy.

The location has everything quite literally on our doorstep - supermarket, 24/7 gym, train station, essential shop and nurseries. All of these are within 200

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