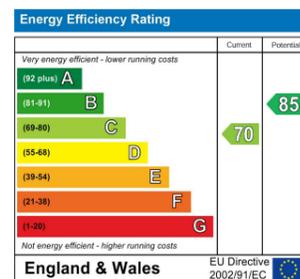
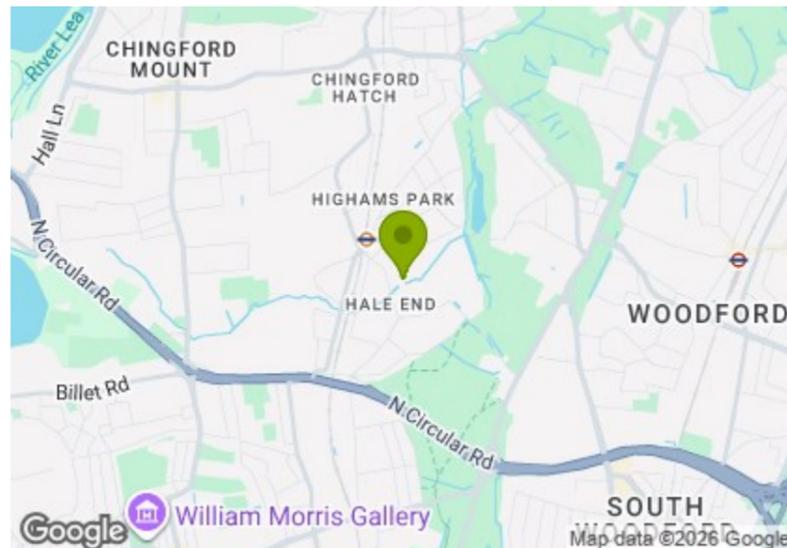




Total Area: 123.9 m<sup>2</sup> ... 1334 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



## VINCENT ROAD, HIGHAMS PARK

### Offers In Excess Of £985,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Moments from Highams Park Station
- Approx. 1334 Square Foot
- Potential To Extend (STPP)
- Downstairs WC
- Circa 38 Foot South Facing Garden
- Short Walk to Epping Forest
- Downstairs Pantry/Utility Room
- Plenty of Original Features

Set in an enviable Highams Park location, this beautifully presented three-bedroom Edwardian terraced home combines generous proportions with elegant original features. Inside, you'll find two well-balanced reception rooms, a stunning kitchen/diner, a separate utility space and immaculate finishes throughout, while outside a spacious south-facing rear garden provides a wonderful backdrop. Extending to approximately 1,334 square feet, there's also excellent potential to extend (STPP).

Despite its peaceful location near Epping Forest, Highams Park station is within easy reach, so getting into central London is a doddle.

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**E11, E7, E12 & E15**  
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0203 397 2222

**E4 & N17**  
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**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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0203 369 1818

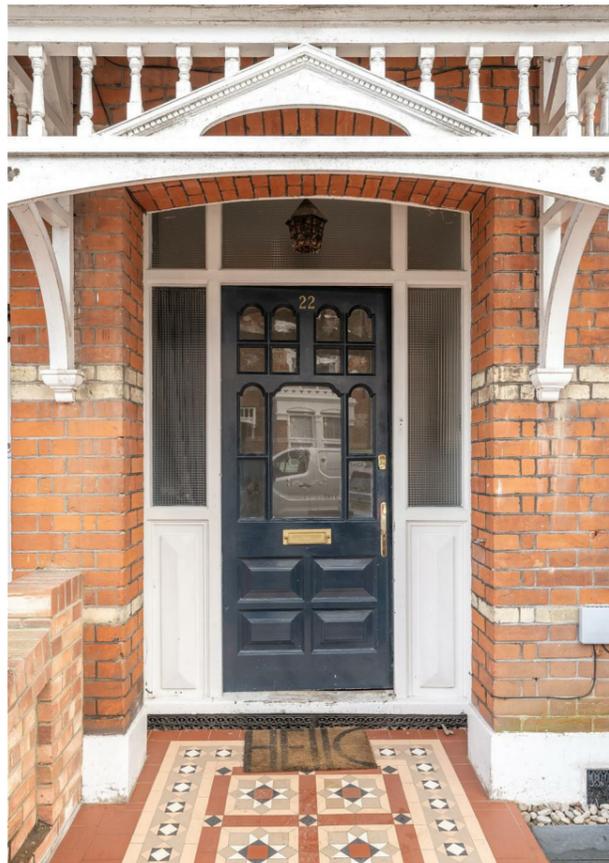
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#### IF YOU LIVED HERE...

If you're new to Highams Park, you're in for a wonderful surprise. Described as one of the 'best places to live' in the UK by The Times, it's long been celebrated for its green spaces, community feel, and local amenities. But let's start at home...

Behind the striking period facade, you'll find a beautifully presented home ready to enjoy. Immaculate throughout, settling in will be a breeze. All the hard work has been done for you.

The impressive hallway immediately sets the tone, with an antique-style column radiator and charming timber paneling. Both the front and rear reception rooms are equally stylish, featuring more column radiators, bespoke storage, elegant herringbone parquet, and a striking ceiling rose/corncing.

At the rear, the dine-in kitchen is a beautifully designed space. A central island takes pride of place, complemented by high-spec units and appliances, while skylights and Crittall-style doors flood the room with light. A handy utility/pantry adds practicality, and the WC has been stylishly finished. Outside, the landscaped garden is low-maintenance yet gorgeous, with a raised patio and pergola perfect for entertaining or relaxing.

Upstairs, three well-proportioned bedrooms continue the considered design touches, while the family bathroom is a showstopper, complete with a clawfoot tub and a vintage-style washstand basin.

All this loveliness is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the overground in around 25 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, Biba & Wren and Yaz), the area is home to a vast amount of green space, including the edge of Epping Forest, Larks Wood and, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line.

#### WHAT ELSE?

- Your new local is the grand Royal Oak, a great spot to enjoy delicious food in stunning surroundings.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- 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 OWNER.....

"This is a beautiful Victorian house that has many original features as well as many restored features. Original fireplaces, parquet flooring throughout the ground floor, intricate ceiling coving and ceiling designs. Original front door and restored original path. We have secure sash windows that are double glazed with wooden shutters at the front of the house. The ground floor back extension creates an amazing space with crittall-esque doors leading to the back garden. The back of the house has a modern homely feel to it. Brass steps leading to the lower level with designer spot lights. The downstairs bathroom has a striking print with deep indigo porcelain tiles and stylish sink to complement. The hallway has striking panelling that goes up the stairs. The pantry of the kitchen is a useful additional space that can be turned into a utility area. The main bedroom is the full width of the property and boast huge amount of space with a gorgeous original fireplace. High spec bathroom with period features. Throughout the property an ode to Victorian character has been maintained. "

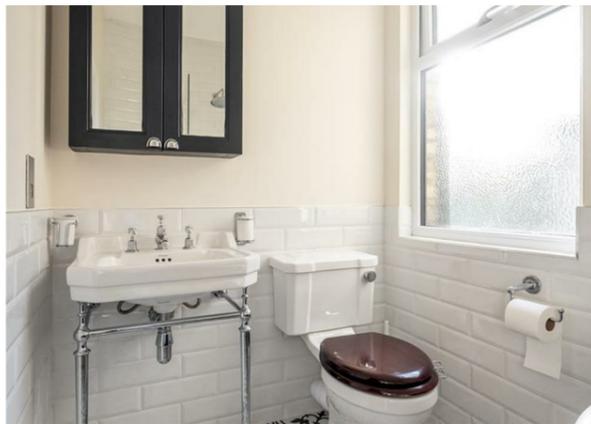
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**Reception**  
13'3" x 13'7"

**Bedroom**  
19'6" x 13'9"

**Reception**  
13'5" x 12'0"

**Bedroom**  
10'0" x 11'11"

**WC**

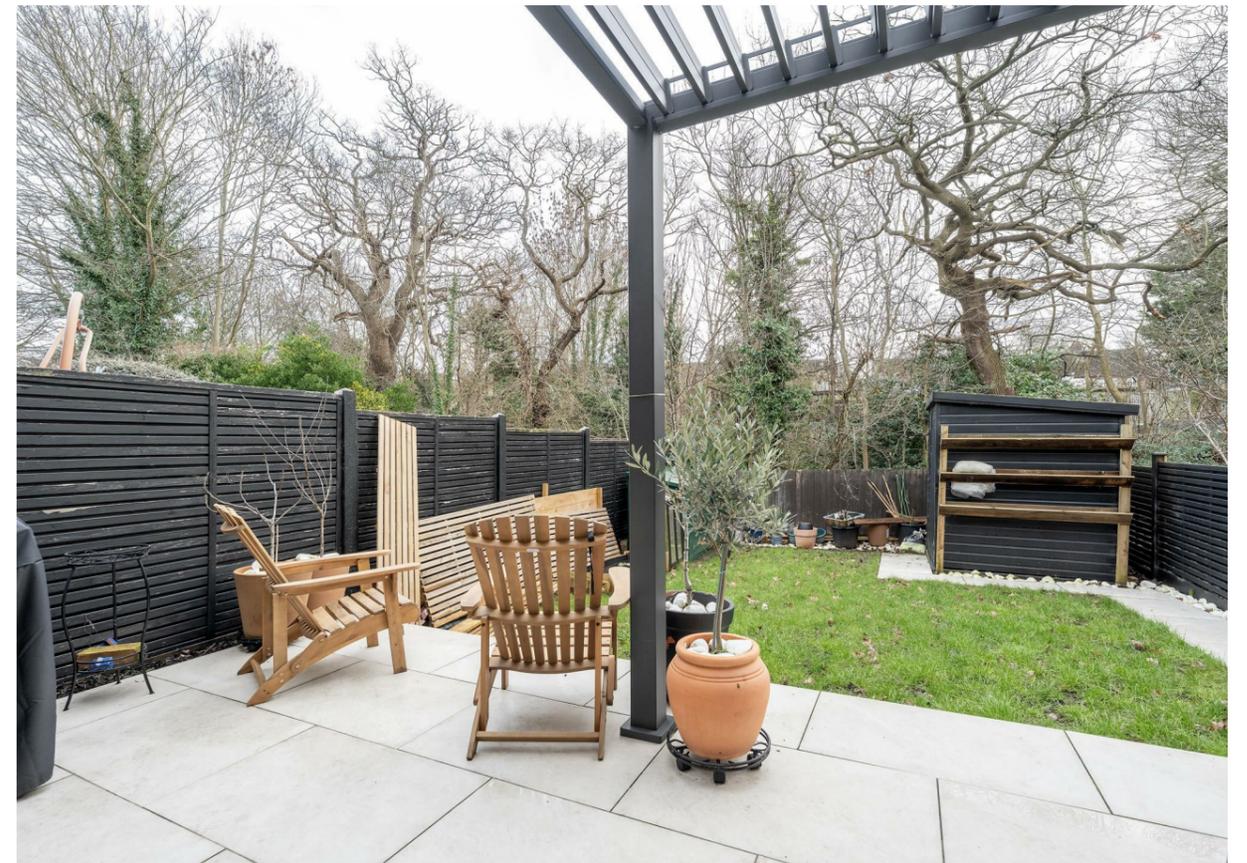
**Bathroom**

**Kitchen/ Diner**  
18'9" x 13'3"

**Bedroom**  
9'1" x 11'9"

**Pantry**  
5'8" x 4'9"

**Garden**  
20'11" x 38'4"



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