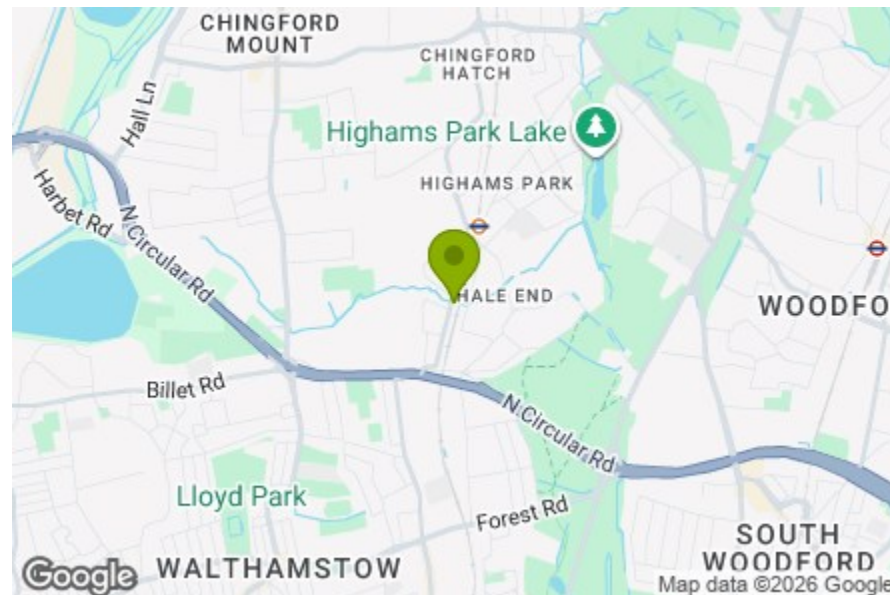




Total Area: 98.4 m<sup>2</sup> ... 1059 ft<sup>2</sup> (excluding outside area)  
All measurements are approximate and for display purposes only

- Reception Room  
17'11" x 33'3"
- Kitchen  
8'3" x 16'5"
- Hallway  
6'11" x 7'7"
- Bedroom  
10'7" x 14'11"
- Bedroom  
10'8" x 11'6"
- Bedroom  
6'11" x 8'0"
- Bathroom  
6'11" x 7'1"
- Garden  
52'0" x 22'8"
- Outside Area  
4'10" x 31'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## WINCHESTER ROAD, HIGHAMS PARK Offers In Excess Of £600,000 Freehold 3 Bed House - End Terrace



### Features:

- Three Bedroom House
- End of Terrace
- Approx. 1064 Square Foot
- Chain Free
- Moments from Highams Park Station
- Potential to Extend (STPP)
- Side Access
- Circa 52 Foot Rear Garden
- Short Walk to Epping Forest

A bright and well-proportioned three bedroom end terrace home, offered chain free and perfectly placed just moments from Highams Park Station. With approximately 1,064 square feet of internal living space, side access, a generous rear garden and Epping Forest close by, this is a home that balances everyday convenience with a leafy, village-like setting.

REQUEST A VIEWING  
0203 369 6444

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

**E4 & N17**  
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0203 369 6444

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

**E18 & IG8**  
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0203 369 1818

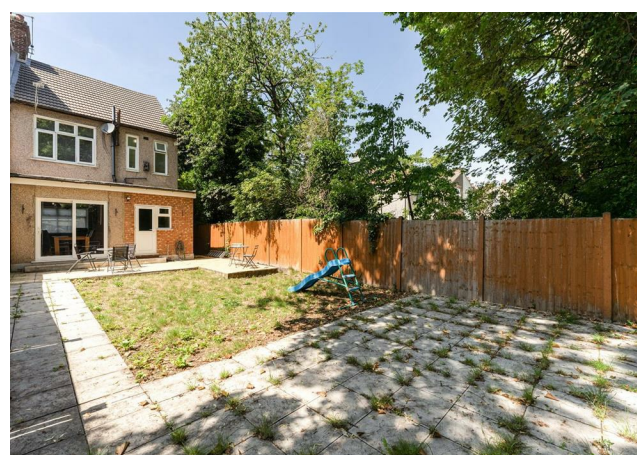
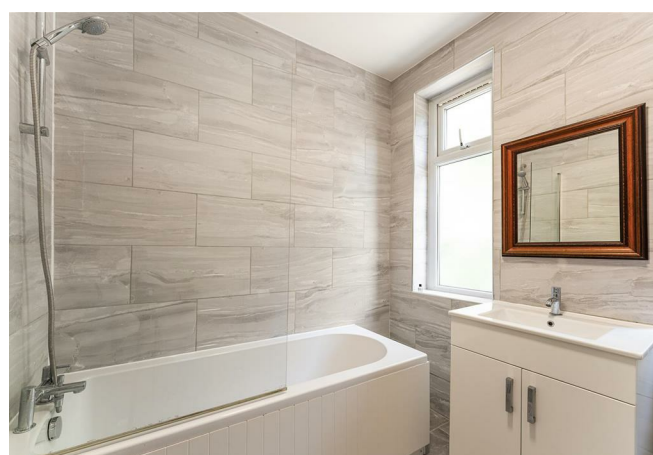
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**IF YOU LIVED HERE.....**

Step inside and you'll find a calm, welcoming home with a practical layout and plenty of natural light throughout. The ground floor unfolds into a substantial through reception room, offering clearly defined areas for relaxing and dining while retaining a lovely sense of openness. Soft neutral décor and large windows enhance the bright feel, creating a versatile setting for family life and entertaining alike.

To the rear, the kitchen is neatly arranged with plenty of storage and worktop space, while a door opens directly onto the garden. Extending to around fifty-two feet, the rear garden provides a wonderful blank canvas for keen gardeners, outdoor dining or simply enjoying warmer days. As an end terrace property, the valuable side access makes everyday life that little bit easier.

Upstairs, you'll find three bedrooms arranged around a central landing, along with a contemporary family bathroom finished in smart, timeless tones. The principal bedroom sits to the front, while the remaining bedrooms offer flexibility for family life, guests or home working. With scope to extend subject to the usual permissions, there is also exciting potential to adapt the house as

your needs evolve over time.

**WHAT ELSE?**

- Highams Park Station is only moments away, with direct Overground services to Liverpool Street in around twenty-three minutes. Walthamstow Central is just two stops away for quick access to the Victoria line.

- Epping Forest is a short walk from your front door, offering miles of woodland trails, open green spaces and the much-loved Highams Park Lake, a favourite local spot with Humphry's Café overlooking the water.

- Highams Park's thriving village centre offers a collection of independent cafés, bars and restaurants centred around the iconic clock tower, with Biba & Wren, Vino Tap and The Stag & Lantern among the local favourites.



**A WORD FROM THE OWNER.....**

"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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