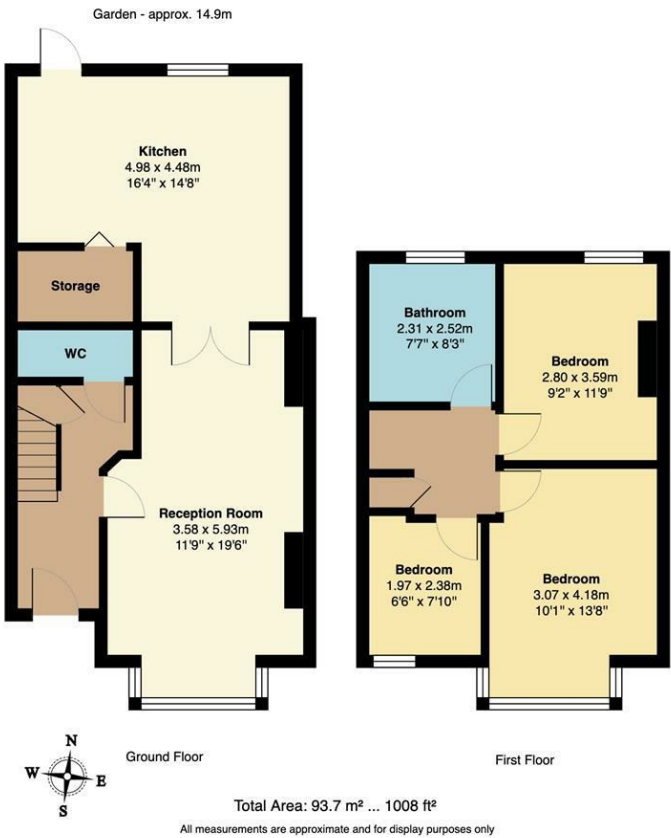




Reception Room  
11'8" x 19'5"

Kitchen  
16'4" x 14'8"

WC

Storage

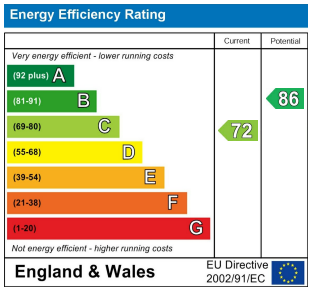
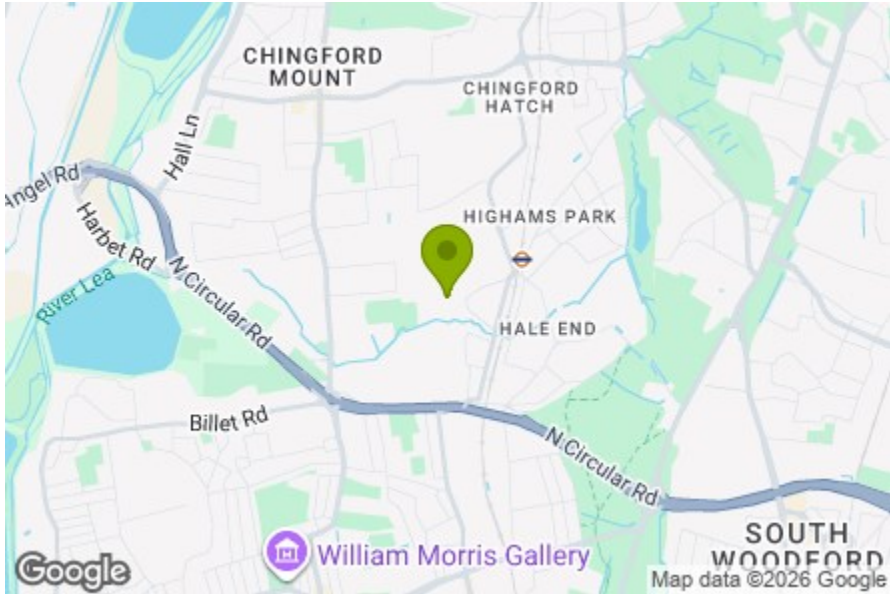
Bathroom  
7'6" x 8'3"

Bedroom  
9'2" x 11'9"

Bedroom  
10'0" x 13'8"

Bedroom  
6'5" x 7'9"

Garden  
48'10"



## SELWYN AVENUE, HIGHAMS PARK

Offers In Excess Of £625,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Approx. 1008 Square Foot
- Downstairs WC
- Moments From Highams Park Station
- Potential To Extend (STPP)
- Chain Free
- Short Walk to Epping Forest
- Circa 50 Foot Rear Garden with Rear Access
- Quiet Residential Location

With around 1008 square feet of space and plenty of potential to update or extend (subject to planning), this spacious three-bedroom Edwardian mid-terrace offers a great canvas for personalisation. It's being sold chain-free, ideal for buyers keen to move quickly or take on a new project.

Set on a quiet residential street, highlights include a large private garden, a generously sized kitchen/diner, and a downstairs WC—providing both flexibility and comfort. You'll find local shops and everyday amenities nearby, while Epping Forest is just a short walk away for weekend escapes into nature. Highams Park Station is also close, offering direct trains to Liverpool Street in under 25 minutes.

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#### IF YOU LIVED HERE...

Located halfway between Walthamstow and Chingford, Highams Park is a wonderful balance of expansive green space and local convenience with great transport links so it came as no surprise to residents when The Times recently named the area as one of "the best places to live."

This home starts with curb appeal as mature red and white rose bushes in the front garden welcome you. Inside, the spacious front reception room is bright and flexible, with a large bay window, original cast iron fireplace, and a layout that adapts to daily life or entertaining. With dado rails and coving- a nod to the home's vintage heritage, you can feel its potential.

A downstairs WC with white tiling and royal blue trim adds convenience and practicality.

Through glazed doors, the open-plan kitchen/diner features warm terracotta tiles and L-shaped cottage-style wooden cabinetry for a rustic feel. A built-in cupboard is large enough to create the walk-in pantry of your dreams or as a dedicated laundry space with plumbing already in place.

A glazed door connects directly to a generous 50-foot rear garden. With a patio space

directly outside, perfect for alfresco dining. A couple of steps take you to the raised section of lawn and a shed at the back. There's huge scope to reimagine the space—grow your own herbs or flowers for the table in the beds to the side, or just enjoy and relax in the privacy.

Upstairs are two comfortable double bedrooms and a third single, ideal for a study or nursery. The main bedroom includes a full wall of wardrobes and another wide bay window; the second bedroom has tranquil garden-framed views.

The bathroom is a vintage treat with warm wood flooring, a charming and unusual scallop shell basin, and a matching bath.

#### WHAT ELSE?

- Epping Forest, London's biggest green space covering 5900 acres, is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature.
- The area boasts a strong sense of community, with friendly local shops, cosy cafes, great schools and a growing number of independent businesses.
- By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.
- Highams Park Station, only a brief stroll away, makes commuting stress-free free. Walthamstow Central underground is 2 stops/5 mins, and Liverpool Street is just 7 stops/23 minutes.



#### A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchsports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquility of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

WILL TURNER  
ASSISTANT BRANCH MANAGER

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