



Lounge / Dining Room  
14'3" x 24'5"

Kitchen  
8'7" x 11'9"

Bathroom  
5'6" x 7'11"

Bedroom  
14'3" x 13'1"

Bedroom  
8'11" x 10'11"

Bedroom  
8'11" x 11'1"

Garden  
approx. 34'9" x 16'0"

Total Area: 86.7 m<sup>2</sup> ... 933 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.



## WINCHESTER ROAD, HIGHAMS PARK

Asking Price £650,000 Freehold  
3 Bed House



### Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments from Highams Park Station
- Approx. 933 Square Foot
- Potential To Extend (STPP)
- Chain Free
- Circa 35 Foot Rear Garden
- Short Walk to Epping Forest

An elegantly appointed, beautifully bright three bedroom family home, brimming with designer style throughout. There's a gorgeous, thirty five foot private garden to the rear, and the transport links of Highams Park are mere moments away.

You have scope for further development too. With your loft space so far unexplored you could even add your own whole new storey (subject to the usual permissions), following the lead of some of your neighbours, and making this a property to serve your needs for many years to come.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B		71	
(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	

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

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

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

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

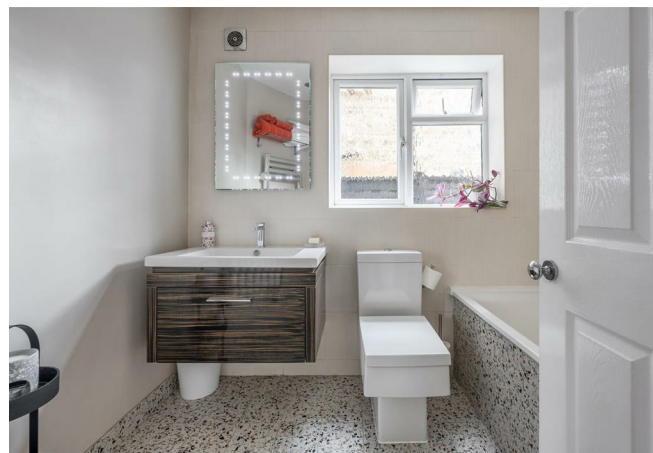
**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 369 6444





**IF YOU LIVED HERE...**

The heart of your new home will be that striking, open plan 330 square foot through lounge and diner. Laid open to the staircase, and finished in stately, smoky grey up to the picture rail, it's an arresting affair with an imposing feature fireplace, complementary engineered hardwood underfoot and eye catching statement wall paper to the rear. It's a splendid space, perfect for hosting.

Next door's your family bathroom, chic and boutique in smashed mosaic tiling, while your kitchen sits to the rear, decked out with generous flanks of seamless white cabinetry, stainless steel appliances and chunky worktops all sat below a large skylight. Your rear garden comes in at over thirty feet in length, a mix of patio and lawn ending in a raised gravel seating area. It's the perfect addition for al fresco hosting. Finally, upstairs, all three bedrooms are sizeable doubles, each one keeping the style standard high.

Outside and, as noted, you're less than five minutes walk from

Highams Park station and its direct, twenty three minute runs to Liverpool Street, putting the City less than a half hour way door to door. Heading to the West End? Just ride two stops and five minutes for Walthamstow Central and a quick swap to the Victoria line. Or if you're staying local then The Stag & Lantern micropub and Vino Tap wine bar both offer you lively nightlife on your doorstep, just your side of the station.

**WHAT ELSE?**

- Highams Park itself is just a fifteen minute stroll or five minute cycle away, for vast acres of rolling green parkland, the blue waters of Highams Park Lake, and splendid views over London.
- The property is offered chain free, for that all important hassle free move.
- Parents will be pleased to find four 'Outstanding' primary/secondary schools in a one mile radius alone. The 'Outstanding' Selwyn Primary is especially close, just four minutes on foot.



**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 for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner. Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. 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.

**REQUEST A VIEWING**  
0203 369 6444

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**