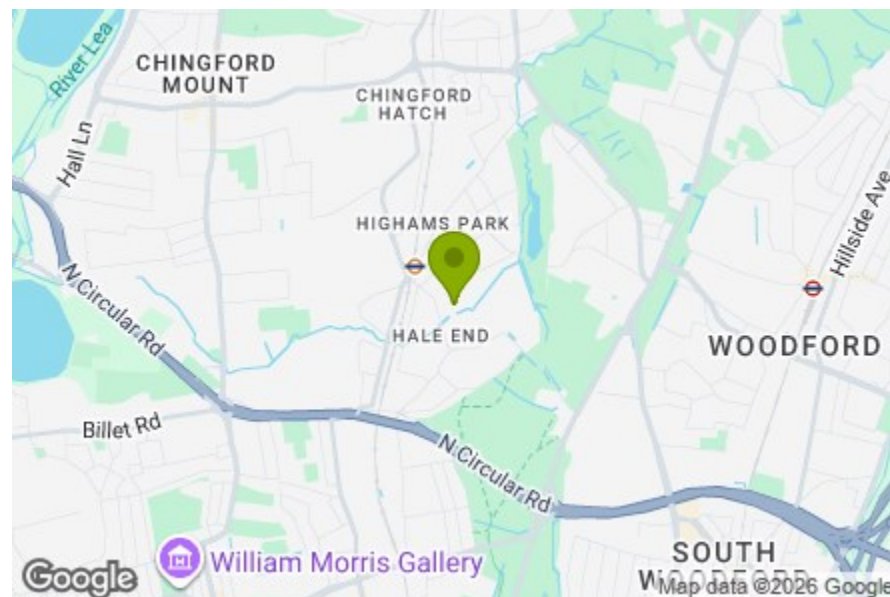




Total Area: 147.4 m² ... 1586 ft² (excluding eaves storage, studio)
All measurements are approximate and for display purposes only

- Reception Room
13'4" x 13'7"
- Reception Room
10'1" x 11'11"
- Kitchen/ Diner
8'11" x 20'3"
- WC
- Bedroom
19'5" x 13'11"
- Bedroom
10'4" x 11'8"
- Bedroom
8'11" x 8'4"
- Bathroom
4'7" x 8'9"
- Bedroom
14'1" x 17'8"
- Bedroom
7'5" x 9'3"
- Shower Room
6'3" x 5'8"
- Garden
20'0" x 26'2"
- Studio
16'7" x 9'3"



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



VINCENT ROAD, HIGHAMS PARK Offers In Excess Of £985,000 Freehold 5 Bed House - Mid Terrace



Features:

- Five Bedroom House
- Edwardian Mid Terrace
- Moments from Epping Forest
- Approx. 1586 Square Foot
- Potential to Extend (STPP)
- Short Walk to Highams Park Station
- Circa 26 Foot Rear Garden
- Garden Studio
- Quiet Residential Location

Set in an enviable Highams Park location, this five-bedroom mid-terrace home combines generous proportions with timeless period features. Spanning almost 1600 square feet, the ground floor features two reception rooms, a large kitchen/diner, and a ground floor WC. The upper floors offer five bedrooms and two bathrooms, while the exterior boasts a spacious garden with generous lighting and a fully powered studio with built in surround speakers.

Despite its peaceful setting near Epping Forest, Highams Park station is within easy reach, making the commute into Central London ultra convenient.

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0203 369 6444



IF YOU LIVED HERE...

If you're new to Highams Park, you're in for a most excellent surprise. Cited by The Times as one of the 'best places to live' in the UK, the area is celebrated for its abundant green spaces and vibrant community feel, well within reach of the centre of the capital.

Behind the striking period frontage lies a smart and modern home, rich in original features. The two reception rooms are both bright and spacious, showcasing ornate ceiling rose/ cornicing and an eye-catching fireplace.

The rear reception opens directly onto the low maintenance garden which offers excellent outdoor entertainment space, complete with a lawn and a generous fully powered studio with built in surround speakers, perfect for the use of a gym or home office. Back inside, the dine-in kitchen is sleek and contemporary, fitted with high-spec appliances, and accompanied by a convenient ground floor WC.

Upstairs, the first-floor hosts three good-sized bedrooms, including one with impressive built-in storage, alongside a contemporary family bathroom. The

converted loft adds further living space, with two additional bedrooms, one of which has been utilised as a home office/study plus a smart shower room and useful eaves storage.

All this is just a short stroll from Higham's Park station, where the Weaver Overground zips you to Liverpool Street in around 25 minutes. The local food scene is thriving, be sure to check out Vino Tap, Biba & Wren, and Yaz. You are also on the edge of Epping Forest and Highams Park itself, home to a tranquil lake and flower meadows.

WHAT ELSE?

- Your new local is the grand Royal Oak is a fantastic spot for Sunday roasts in beautiful surroundings.
- Parents will be pleased to know there is an abundance of highly-regarded schools nearby.
- Drivers can reach the North Circular in minutes, with easy access to the boutiques and amenities of Woodford and Chingford.



A WORD FROM THE OWNER....

"Since moving here in 2010, we've loved this imposing, spacious period property with beautiful ceiling covings which is complimented by modern features to include, a fully powered studio with built in surround speakers. The property is a stone's throw away from the station which has been ideal for travel into the city whilst maintaining a rural feel with Epping Forest, the lake and the meadow all within a short walk away from our doorstep. The property is in an excellent location within catchment of outstanding schools and in walking distance to a great choice of local eateries to enjoy. We've enjoyed this beautiful period property which has proved to be a real tardis with plenty of rooms and space for the family, it is nestled in a wonderful and friendly neighbourhood with a genuine community feel. In short, a gem of a place for the family."

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