

VINCENT ROAD, HIGHAMS PARK

Offers In Excess Of £1,000,000 Freehold

5 Bed House - Mid Terrace



Features:

- Five Bedroom House
- Mid Terrace Edwardian
- Moments from Highams Park Station
- Approx. 1529 Square Foot
- Potential To Extend (STPP)
- Downstairs WC
- Short Walk to Epping Forest
- Garden Office
- Circa. 73 Foot South Facing Garden

Set in an enviable Highams Park location, this beautifully finished five-bedroom Edwardian mid-terrace home combines generous proportions with elegant period features. Spanning approximately 1,529 square feet, the property features two adjoining reception rooms, a stunning kitchen/diner, and a ground-floor WC. The upper floors offer five bedrooms and two bathrooms, while the exterior boasts a spacious garden with a fully powered studio at the rear. There's even further potential to extend (STPP).

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

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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 facade, you'll find a home presented in immaculate condition. The impressive hallway sets the tone immediately with antique-style column radiators and charming wall beading. The adjoining reception rooms are equally stylish, featuring bespoke storage, original flooring, and a pair of striking fireplaces.

At the rear, the dine-in kitchen is a beautifully designed space, with gorgeous mosaic style flooring, high-spec appliances such as the double oven, smart bespoke units, and brass fittings. From here, Crittall-style doors open onto the impressive south-facing garden, a private retreat complete with a patio, lush lawn, and a pergola-covered seating area. At the far end sits your fully powered studio, perfect for use as a home office or gym.

The ground floor includes a convenient WC, while the first floor houses three well-proportioned bedrooms. The family bathroom is a true showstopper, featuring a roll-top clawfoot tub, a separate walk-in shower, and a vintage-style basin.

In the converted loft, you'll find two further bedrooms, another smart bathroom, and eaves storage.

All this is just a short stroll from Highams 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 2018, we've loved how this neighbourhood feels like a true village community while still being within easy reach of central London. The house is just a short walk from the station, making commuting and trips into the city incredibly convenient.

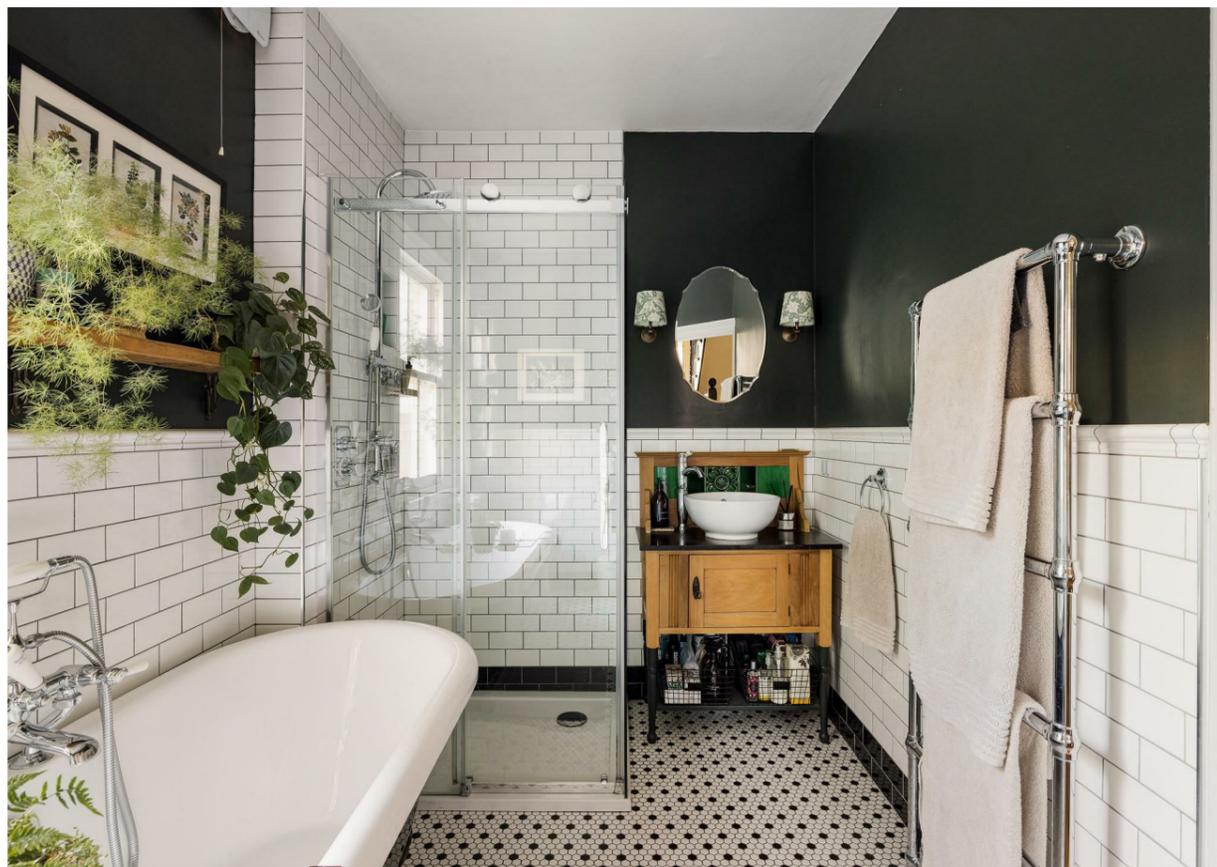
One of the things we've enjoyed most is the beautiful local surroundings. Being so close to the lake and the forest has meant countless relaxing walks, especially with our dogs. It's a peaceful, green area that really makes you feel connected to nature.

The neighbourhood itself has such a warm, friendly atmosphere. There's a wonderful community spirit and a great selection of local shops, cafés and pubs nearby, which makes everyday life feel vibrant and convenient.

Overall, it's been a truly lovely place to live and a neighbourhood we'll always have a soft spot for."

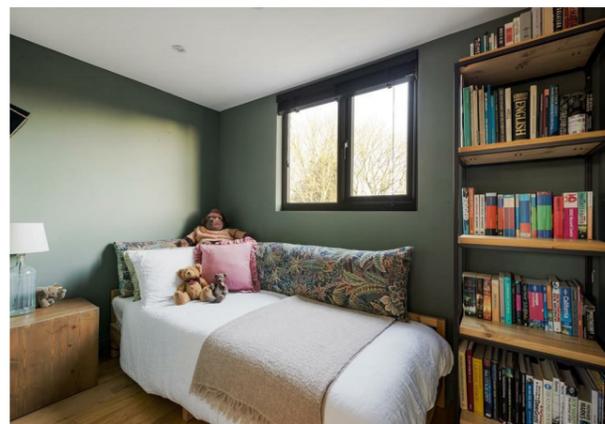
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Reception Room
11'8" x 13'5"

Bedroom
9'7" x 8'3"

Reception Room
9'6" x 10'11"

Bedroom
10'6" x 14'9"

WC

Shower Room
3'6" x 6'7"

Kitchen/ Breakfast Room
9'7" x 19'8"

Bedroom
15'1" x 10'11"

Bedroom
9'1" x 7'3"

Bedroom
9'8" x 10'11"

Garden
15'8" x 72'6"

Bathroom
6'6" x 10'7"

Garden Office
10'7" x 10'7"



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