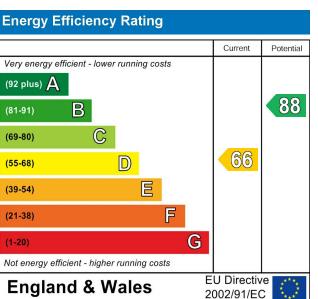
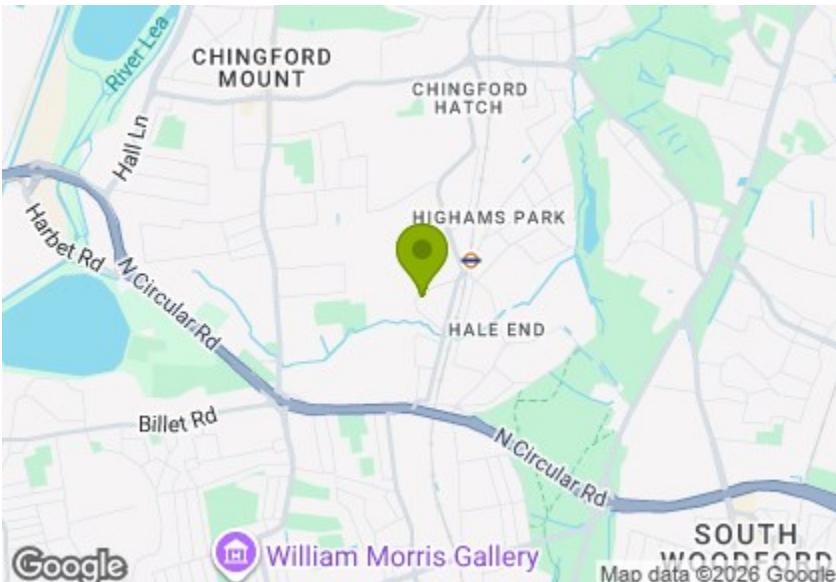


Total Area: 84.0 m² ... 905 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



SELWYN AVENUE, HIGHAMS PARK Offers In Excess Of £725,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Potential to Extend (STPP)
- Moments from Highams Park Station
- Approx. 905 Square Foot
- Short Walk to Epping Forest
- Circa 30 Foot South Facing Garden
- Plenty of Original Features

Located in a sought-after spot in the heart of Highams Park, this three-bedroom mid-terrace home has a timeless style typical of the Victorian era that it was built.

As well as the three bedrooms, inside you'll find a light-filled double-reception room, a spacious kitchen and a first-floor family bathroom, while outside you have a large 30 foot south-facing garden. While it already comes in at 905 square feet, there's also the potential to extend the space further, great for peace of mind.

E11, E7, E12 & E15
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E4 & N17
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0203 369 6444

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IF YOU LIVED HERE...

Beyond that charming brickwork, you'll find a bright home with a careful balance of traditional features and contemporary updates packed into its 905 square feet.

Your double-reception room has a brilliant amount of natural light thanks to the large bay windows, and the decor is smart and ready for you to enjoy. You'll find more stylish design in the kitchen, where the sleek cabinets and glossy tiling are amongst the highlights. At the rear, the 30 foot garden has a sun trap patio and low maintenance lawn.

On your first floor, you have three bright and brilliant bedrooms - the largest of the trio has fantastic in-built storage, while the other two have bespoke shelving. Finally, the family-sized bathroom is smart and modern with an over-tub shower.

If you haven't already, you'll quickly fall in love with Highams Park and understand why it's so popular. In one direction you've got the glorious nature of Epping Forest and Highams Park itself, which has everything from flower meadows and a lake to a coffee shop and

playground, while in the other you've got the thriving hub that forms the centre of your community. There are some great food and drink-based amenities to choose from, including Vino Tap, The Stag & Lantern Micropub, Greek on Broadway and Yaz. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

If you need to head into London, you'll be pleased to discover that Highams Park station is only a couple of minutes on foot, where you can head to Liverpool Street on the overground in less than half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Parents will be pleased to know you have an abundance of great schools in the area
- Your new local is the Royal Oak, a great spot to enjoy delicious food in lovely surroundings, it's just seven minutes on foot too.



A WORD FROM THE EXPERT....

"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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Reception
11'9" x 24'5"

Kitchen
8'10" x 12'2"

Bedroom
14'6" x 12'11"

Bedroom
9'4" x 11'0"

Bathroom
5'2" x 5'10"

Bedroom
8'10" x 8'2"

Garden
30'0" x 15'5"



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