

GARDEN IS APPROX. 12.55m x 5.27m

Total Area: 92.1 m² ... 992 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.

Reception
10'10" x 13'3"

Utility
9'6" x 5'5"

WC

Kitchen/ Diner
16'2" x 18'11"

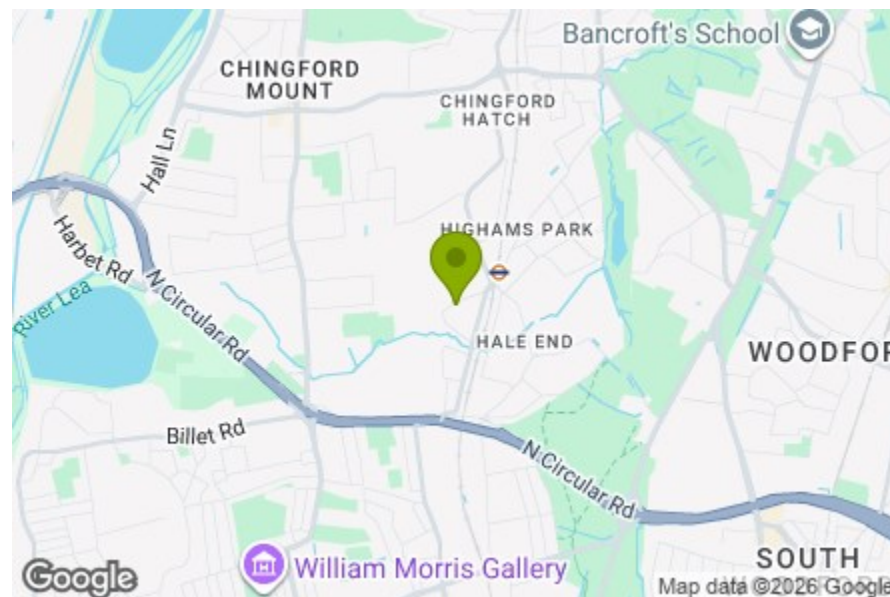
Bedroom
10'2" x 13'3"

Bedroom
6'4" x 7'2"

Bedroom
10'2" x 11'5"

Bathroom
6'4" x 7'7"

Garden
41'2" x 17'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	70	
(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	



SELWYN AVENUE, HIGHAMS PARK Offers In Excess Of £775,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments from Highams Park Station
- Potential To Extend (STPP)
- Approx. 992 Square Foot
- Downstairs WC and Separate Utility Room
- Short Walk to Epping Forest
- Circa 42 Foot Rear Garden

Located in a sought-after spot in the heart of Highams Park, this three-bedroom mid-terrace home showcases the timeless charm typical of the Victorian era in which it was built. Inside, you'll find an immaculate reception room, a spacious kitchen/diner extension, a ground floor WC and a separate utility room. Outside, a 42 foot south-facing garden acts as the perfect retreat.

The property also presents exciting potential to extend (subject to the usual permissions), making it an ideal opportunity to grow into a home in this wonderfully family-friendly neighbourhood.

REQUEST A VIEWING
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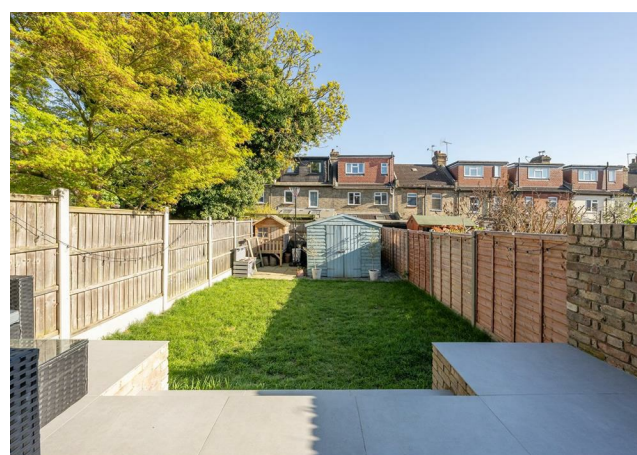
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IF YOU LIVED HERE...

Beyond the timeless brick frontage, you'll find an impressive home that strikes a careful balance between traditional features and contemporary updates, all thoughtfully arranged across 992 square feet.

The front reception room is wonderfully bright thanks to the large bay window, with pristine decor complemented by characterful touches such as smart flooring, a wood-burning stove, bespoke shutters and custom carpentry.

To the rear, the kitchen/diner is flooded with natural light, showcasing its carefully considered design. From the industrial-style double oven to the sleek worktops, every detail has been thoughtfully chosen. A central island is perfect for casual breakfasts, while there's ample space for a full dining table. Pendant lighting and downlights create a warm atmosphere, while Crittall-style doors and skylights complete the look. A WC and separate utility room adds further convenience.

Outside, the 42 foot south-facing garden offers a sun-trap patio, generous lawn and a handy storage shed.

Upstairs, the first floor hosts three bright bedrooms (two with built-in storage) alongside a well-appointed family bathroom.

If you're not already familiar, it won't take long to see why Highams Park is so well loved. With Epping Forest and Highams Park itself in one direction (offering open green spaces, a lake, cafe and playground) and a thriving local hub in the other, you get the best of both worlds. Popular spots such as Vino Tap, The Stag & Lantern Micropub and Yaz add to the area's appeal, alongside everyday conveniences like a Tesco Superstore.

For transport, Highams Park station is just a short walk away, with direct Weaver Overground services to Liverpool Street in around 25 minutes, or easy connections via Walthamstow Central for the Victoria line into 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 highly regarded schools in the area
- Your new local is the Royal Oak, a great spot to enjoy delicious food in lovely surroundings.



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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