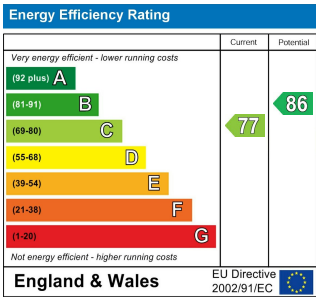
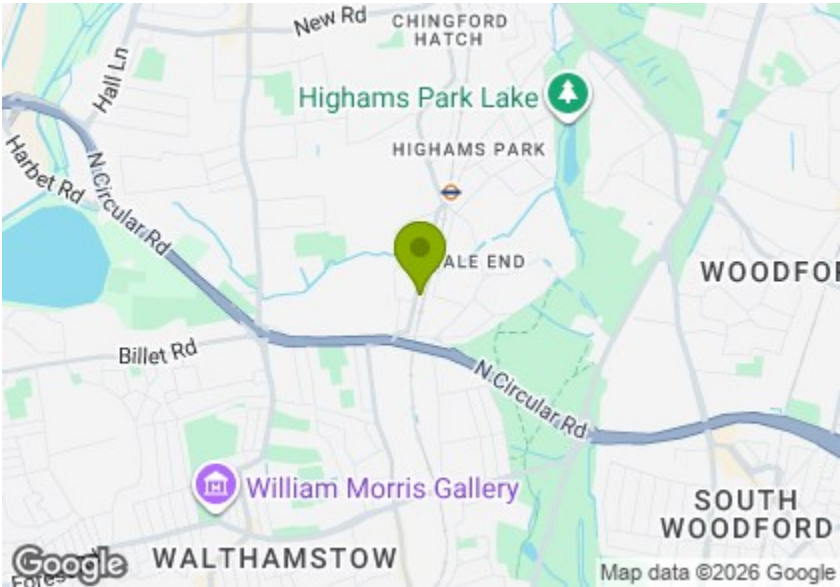


Winchester Road, E4
Approx. Gross Internal Area 1311 Sq Ft - 121.79 Sq M



THE STOW
BROTHERS

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com Date: 23/4/2025



WINCHESTER ROAD, HIGHAMS PARK
Guide Price £650,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Mid Terrace Victorian
- Moments From Highams Park Station
- Approx. 1311 Square Foot
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- Circa 57 Foot Rear Garden

GUIDE PRICE - £650,000 to £700,000

If you're looking for room to grow, plus the option to extend further (subject to the usual planning permissions), this generously sized four-bedroom Victorian terrace could be just what you're looking for. Set over three levels and offering around 1,311 square feet of living space, there's plenty of flexibility here to make it your own.

Tucked away on a quiet, residential street, the home features a large private rear garden, an open-plan living and dining area, two bathrooms, and a convenient loft conversion that adds valuable extra space. The location is another big plus: you're close to local shops and everyday essentials, with the wide open greenery of Epping Forest just on your doorstep. Highams Park Station is nearby too, making commuting easy — Liverpool Street is under 25 minutes by train.

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IF YOU LIVED HERE...

Step inside and you're welcomed by a spacious double reception room that instantly feels bright and inviting. A large bay window at the front fills the space with natural light, while the open-plan layout gives you plenty of flexibility, ideal for both relaxing and entertaining. The rear area flows nicely into the kitchen, making it a great spot for dining or gathering with friends.

Blonde engineered wood flooring ties the spaces together beautifully, leading into a sleek kitchen with pale wood cabinets and contrasting dark countertops. It's a calm, contemporary setup with everything you need close to hand. A glazed door at the back opens straight out into the garden, making indoor-outdoor living effortless.

The garden itself stretches around 57 feet and is designed for easy maintenance, with paving that's perfect for outdoor dining or summer evenings with a glass in hand. Towards the rear, you'll find a small shed tucked beside a neat square of lawn.

Upstairs, the first floor offers two generous double bedrooms and a smaller third single that works just as well as a nursery, study, or home office. The principal bedroom benefits from built-in storage and another lovely bay window

that lets in loads of light. The bathroom is smart and functional, complete with a white suite and a built-in cupboard for those extra towels and toiletries.

On the top floor, a spacious loft conversion adds a fourth bedroom that's over 18 feet long, filled with light from two Velux windows. It also includes a modern en-suite shower room and handy eaves storage that runs the full width of the house—great for keeping things tidy.

WHAT ELSE?

- Epping Forest, London's biggest green space covering 5900 acres, is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature.
- The area boasts a strong sense of community, with friendly local shops, cosy cafes, great schools and a growing number of independent businesses.
- By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.
- Highams Park Station, only a brief stroll away, makes commuting stress-free
- Walthamstow Central underground is 2 stops/5 mins, and Liverpool Street is just 7 stops/23 minutes.



A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. 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

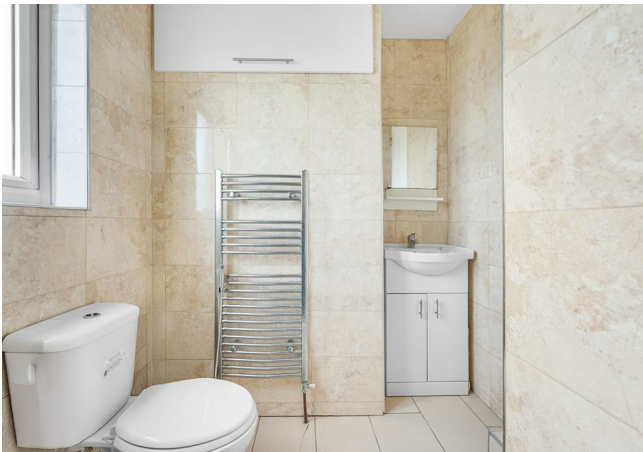
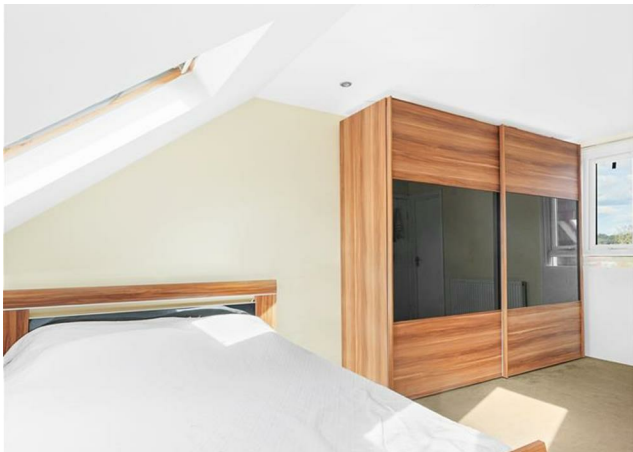
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Reception
11'5" x 10'9"

Kitchen
13'1" x 9'6"

Dining
11'5" x 11'5"

Front Garden
16'0" x 9'6"

Bathroom

Bedroom
13'5" x 9'6"

Bedroom
10'9" x 9'2"

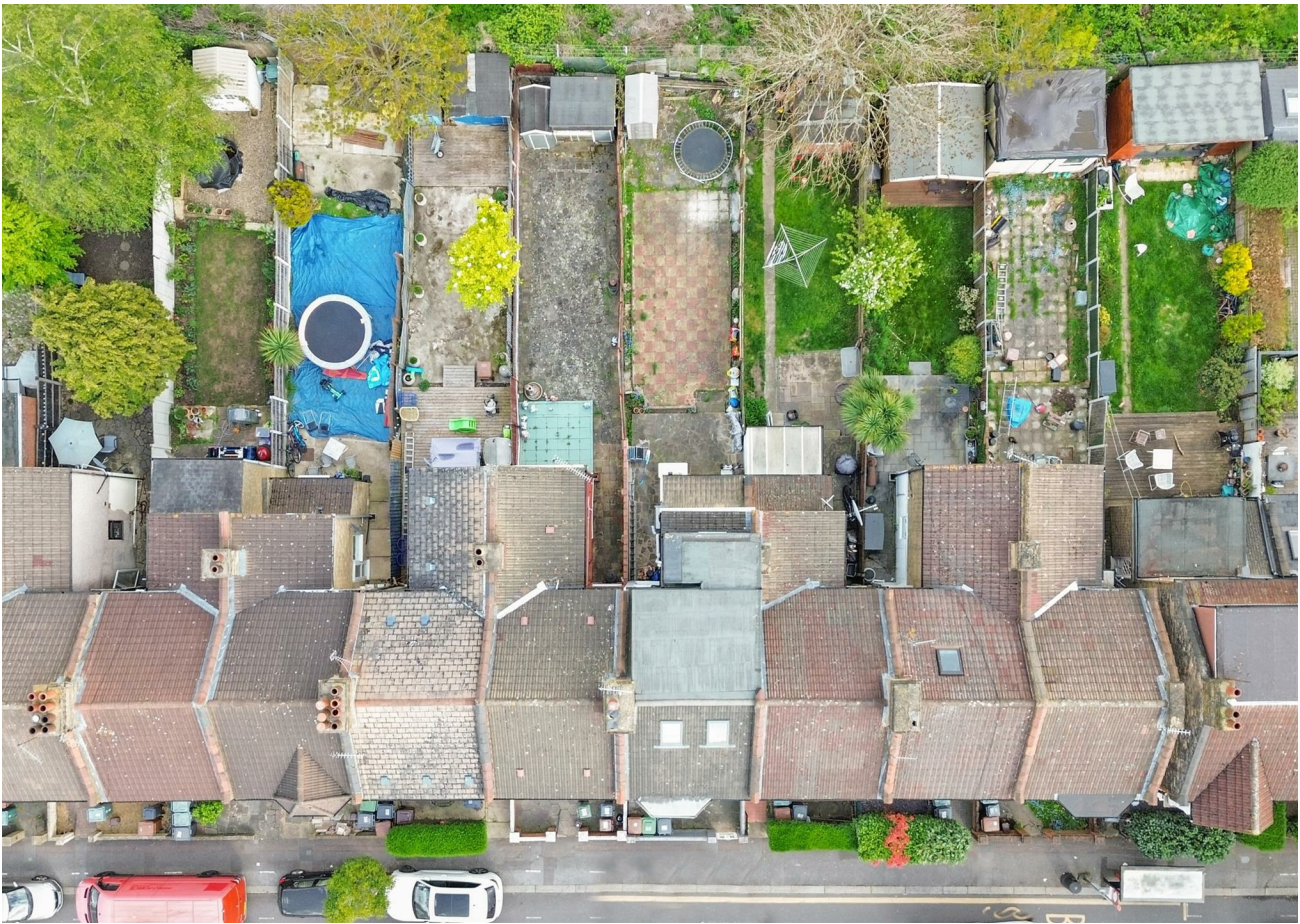
Bedroom
8'2" x 4'11"

Bedroom
18'0" x 14'9"

Ensuite

Eaves Storage

Garden
57'4" x 16'0"



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