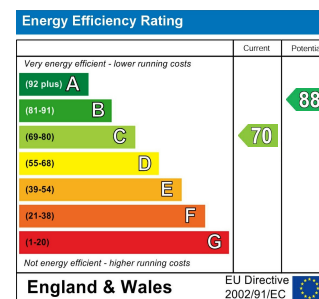


Total Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>

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.



## WICKHAM ROAD, HIGHAMS PARK Offers In Excess Of £700,000 Freehold 3 Bed House - Mid Terrace



### Features:

- Three Bedroom House
- 1930s Mid Terrace
- Short Walk to Epping Forest
- Moments from Highams Park Station
- Potential to Extend (STPP)
- 55 Foot Garden
- Approx 1067 Square Foot
- Being Sold Chain Free
- Two Bathrooms

A bright, spacious and artfully extended three bedroom, two bathroom family home with a wealth of sociable space, private garden and potential to develop further. You're near the end of a pleasant no through road here, giving way to playing fields.

Highams Park overground station is less than a half mile on foot, for direct twenty three minute runs to Liverpool Street. So you can enjoy peaceful leafy surroundings and still reach the City in barely half an hour door to door.

REQUEST A VIEWING  
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hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
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IF YOU LIVED HERE...

You'll step inside to find your first reception immediately on the left, currently in use as a bedroom you have plenty of natural light from that bay window and blonde hardwood underfoot. Exploring further you have the expertly extended, open plan second reception and kitchen/diner. The latter's naturally illuminated by a trio of skylights and a set of patio doors, while the kitchen area's subtly zoned behind a handy breakfast bar, and home to a generous suite of white cabinets accented by sky blue metro tile splashbacks.

Your ground floor's completed by the first of your two bathrooms, a dedicated shower room tiled from top to toe in smoky sandstone. Upstairs your family bathroom's appointed in a similar style, with a shower over the L-shaped tub. Up here all three bedrooms are substantially sized, naturally bright and smartly appointed with striking colour schemes. Finally, to the rear, your garden's an enviable fifty five foot mix of patio and immaculate lawn, ending in a handy sky blue summer house.

Outside, and as well as having Highams Park station on your

doorstep, the park itself is just a twenty minute stroll or five minute cycle away. Here you'll find great rolling greenery, with expansive views across London and the famous Highams Park Lake, created at the turn of the century by landscape gardener Humphry Repton. He's immortalised in Humphry's Cafe, a great spot to enjoy a coffee along with those splendid views.

WHAT ELSE?

- Fans of craft beers and fine wines alike are well served here, with The Stag & Lantern Micropub and Vino Tap wine bar both within easy reach, less than ten minutes on foot, just opposite the station.
- With your loft so far unexplored, you have the opportunity to follow in your neighbours' footsteps and add your own whole new storey (subject to the usual permissions).
- Parents will be pleased to find eighteen primary/secondary schools rated 'Outstanding' or 'Good' all within a one mile radius. For early years, the much loved Magic Roundabout nursery is less than a half mile on foot.



A WORD FROM THE OWNER...

"We absolutely loved living on this quiet residential road on the heart of Highams Park. We had many fantastic family BBQs in the garden, and loved to walk up to Highams Park to get a drink or a coffee. Walthamstow is very easy to get to, as is the City via the train and we really enjoyed the peace and green spaces that Highams Park provided."

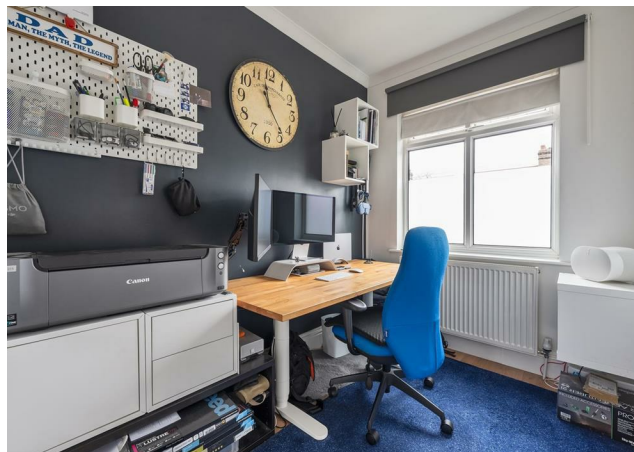
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**Reception**  
12'2" x 13'1"

**Bedroom**  
11'4" x 13'1"

**Reception**  
11'7" x 11'7"

**Bedroom**  
11'4" x 11'8"

**Kitchen / Diner**  
16'5" x 13'0"

**Bathroom**  
6'4" x 6'3"

**Bathroom**  
6'2" x 5'4"

**Garden**  
approx. 56'11" x 19'0"

**Bedroom**  
6'4" x 8'3"



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