



Winchester Road London E4 9JP

Offers In Excess Of £550,000



Winchester Road

London

E4 9JP

Offers In Excess Of £550,000

- Three Bedroom Terrace House
- 1930s Build
- Bay Fronted
- 26ft Reception Room
- First Floor Family Bathroom
- 62ft Rear Garden
- Walking Distance To Highams Park Station
- Close Proximity To Highams Park & Epping Forest
- Potential To Extend (stp)
- Chain Free

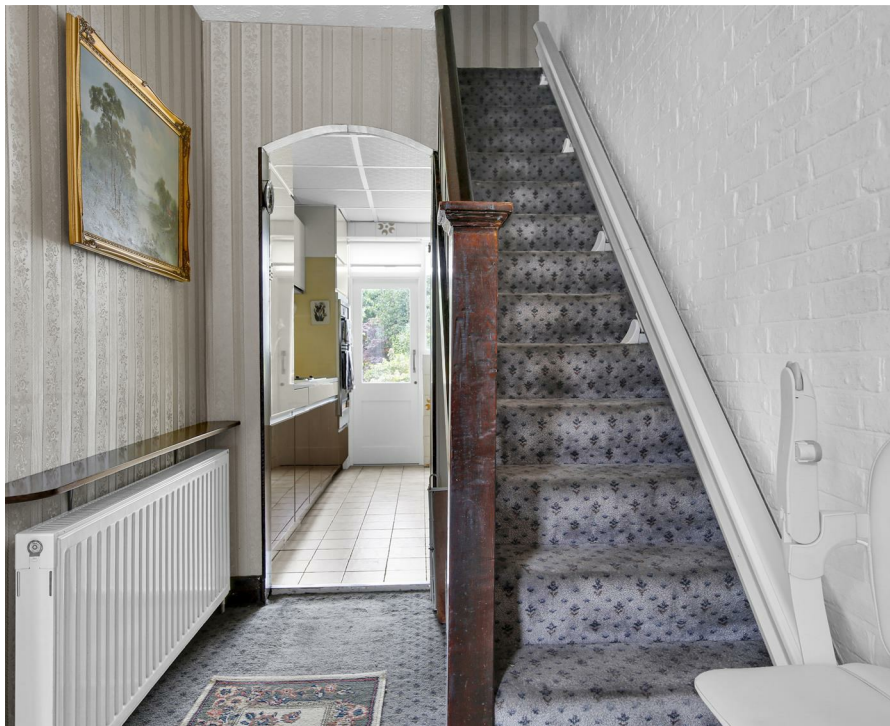




Strettons are pleased to present this attractive three bedroom terraced home on the ever-popular Winchester Road, E4. This 1930s built home offers an excellent opportunity for buyers seeking a property with character, generous living space and scope to modernise to their own taste. Ideally positioned within walking distance of Highams Park Station, the property also benefits from easy access to local shops, cafes, schools and a selection of green open spaces, making it an ideal choice for families, commuters and investors alike.

The ground floor is centred around a spacious and versatile 26ft open-plan reception/dining room, providing an excellent space for both everyday living and entertaining. A large bay window to the front and doors overlooking the rear garden allow plenty of natural light to flow through the room, while the adjoining kitchen offers direct access to the garden.

Upstairs, the property offers three bedrooms, comprising two well proportioned doubles and a single bedroom, ideal as a nursery, home office or guest room. The first floor is completed by a first floor family bathroom, conveniently located off the landing.



Externally, the house enjoys a substantial 62ft rear garden, offering a combination of patio and lawn areas with mature planting, providing an excellent outdoor space for families and gardening enthusiasts. To the front, there is a low maintenance paved frontage typical of homes of this period. The property also offers the potential to extend to the rear or via a loft conversion (stp).

Winchester Road is well placed for the amenities, with a variety of local shops, restaurants and recreational facilities nearby. Residents can enjoy easy access to Highams Park, Epping Forest and other local green spaces, while Highams Park Station provides regular rail services into London Liverpool Street, making this a highly convenient location for commuters.



Reception / Dining Room

26'11" x 12'6" (8.20m x 3.81m)

This spacious reception and dining room offers a versatile living space with a generous layout. It features a large bay window that fills the room with natural light and adds character to the space. The room is adorned with traditional floral wallpaper and a rich blue carpet that complements the dark wood accents, including a classic fireplace that provides a charming focal point. The room seamlessly connects to the kitchen and hallway, creating a warm and inviting area for both relaxing and entertaining.

Kitchen

12'6" x 7'2" (3.81m x 2.19m)

The kitchen is a galley-style space fitted with a mix of white and wood-effect cabinetry and laminate work surfaces. The walls are decorated with vintage style tiles featuring a floral motif, bringing a touch of retro charm. It includes essential appliances such as a washing machine, microwave, oven, and gas hob. At the rear, a door leads directly to the garden, making it convenient for outdoor dining or gardening activities.

First Floor Landing

The landing provides access to the bedrooms and bathroom on the first floor. It features a traditional wooden balustrade and neutral decor, offering a practical and welcoming transition space between the floors.

Bedroom One

15'4" x 11'9" (4.67m x 3.59m)

This well-proportioned main bedroom enjoys a peaceful atmosphere with its soft blue carpeting and neutral walls enhanced by subtle floral wallpaper. The large bay window allows plenty of natural light to fill the room, creating a bright and airy feel.

Bedroom Two

11'1" x 10'9" (3.39m x 3.28m)

A second bedroom featuring a bright and airy feel, this room is decorated in neutral tones with floral wallpaper and blue carpeting. A window overlooks the rear garden, letting in natural light.

Bedroom Three

8'10" x 7'3" (2.70m x 2.20m)

The third bedroom retains its charm with floral wallpaper and a patterned carpet. It benefits from a bay window that adds character and natural light, making it suitable as a single bedroom, office, or nursery.

Bathroom

7'10" x 6'0" (2.40m x 1.82m)

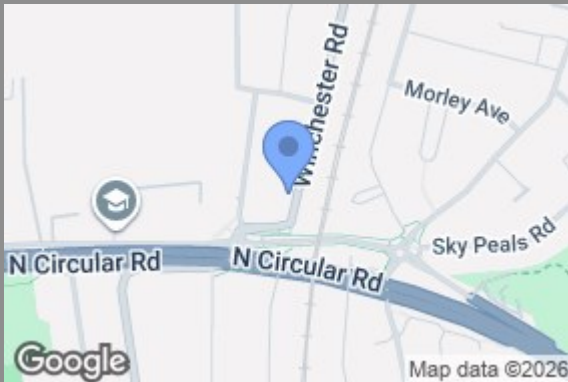
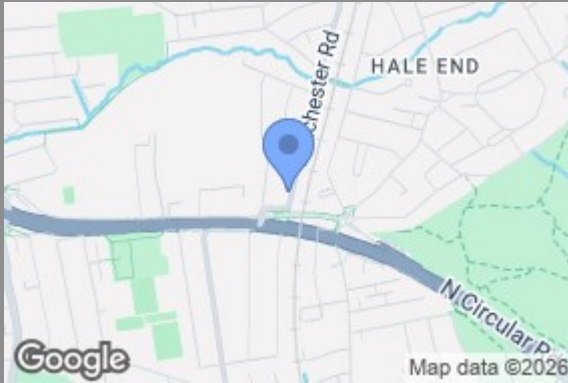
The bathroom is finished with deep green wall tiles and features a classic white suite including a bath with a shower attachment, pedestal basin, and toilet. A window allows natural light to filter in, complementing the neutral floor tiles and creating a fresh and clean ambiance.

Garden

62'7" x 20'6" (19.07m x 6.25m)

Step outside to the generous 62ft rear garden. It features a paved patio area ideal for outdoor seating and barbeque gatherings, leading onto a green lawn bordered by mature shrubs, trees, and colourful plants, creating a private and tranquil outdoor retreat.

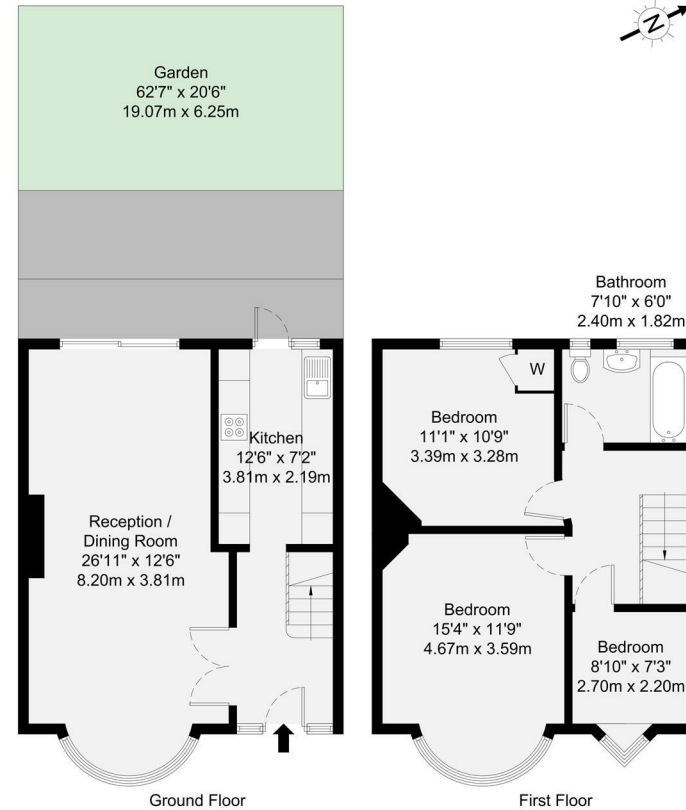




STRETTONS

Winchester Road, E4

GROSS INTERNAL AREA
88.1 sq m / 948 sq ft



GROSS INTERNAL AREA (GIA) - The footprint of the property: 88.1 sq m / 948 sq ft
 TOTAL STORAGE SPACE - Storage and wardrobe total area: 0.5 sq m / 5 sq ft
 EXTERNAL FEATURES - Garden, Balcony, Terrace, Verandah etc.: 118.8 sq m / 1278 sq ft
 RESTRICTED HEAD HEIGHT - Limited clear areas under 1.9m: 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Council Tax Band C

EPC Rating

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

69 Paul Street
London
EC2A 4NG
020 7637 4000

olly.knipe@strettons.co.uk