

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

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		

72

83

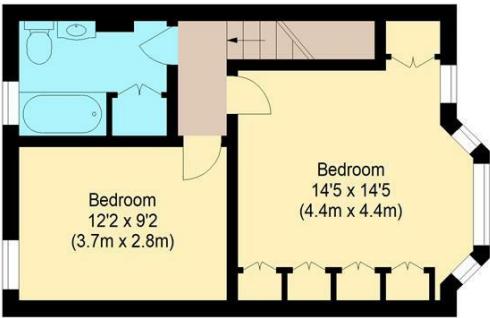
William Morris Gallery

WALTHAMSTOW

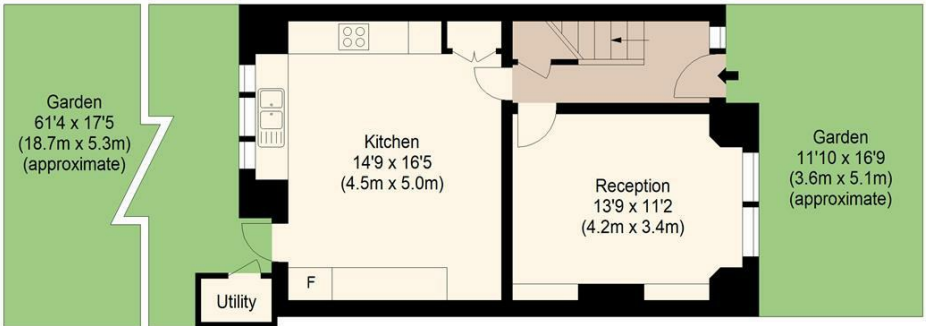
UPPER WALTHAMSTOW

WHIPPS CROSS

Map data ©2025 Google



First Floor



Ground Floor

William rose

Wickham Road, E4

Approximate Gross Internal Floor Area : 83.98 sq m / 904 sq ft



32 Wickham Road, Highams Park, London, E4 9JR

Offers In Excess Of £600,000

- Charming two-bedroom mid-terrace home in the heart of Highams Park
- Spacious kitchen/dining room ideal for entertaining
- well-proportioned double bedrooms
- Generous rear garden perfect for outdoor dining and relaxation
- Excellent location close to Highams Park Station (Overground to Liverpool Street)
- Bright front reception with feature bay window
- Located in the heart of Highams Park
- Modern family bathroom
- Potential for rear extension and loft conversion (STPP)
- Moments from Highams Park Village shops, cafés, and Epping Forest

32 Wickham Road, London E4 9JR

A beautifully presented two-bedroom mid-terrace home on a sought-after Highams Park road, offering bright and spacious living, a large rear garden, and superb potential to extend (STPP). Perfectly positioned within walking distance of Highams Park Station, local shops, and the open green spaces of Epping Forest, this home blends character, comfort, and convenience in one of the area's most desirable locations.



Council Tax Band: C



Nestled in the heart of Highams Park, this charming two-bedroom mid-terrace home on Wickham Road offers a perfect blend of character, comfort, and potential. Thoughtfully arranged over two floors, the property features generous living spaces, two double bedrooms, and a beautiful garden, creating an ideal home for couples, young families, or downsizers seeking a well-connected yet peaceful setting.

The ground floor welcomes you with a bright and inviting reception room to the front, featuring a bay window that fills the space with natural light. To the rear, the spacious kitchen/dining area serves as the heart of the home, offering ample room for cooking, dining, and entertaining, with direct access to the rear garden. A convenient area sits just off the kitchen, providing additional storage and practicality for everyday living.

Upstairs, the first floor offers two well-proportioned double bedrooms, both tastefully presented and full of natural light. The larger bedroom, positioned at the front, enjoys a charming bay window, while the second bedroom overlooks the rear garden. A modern family bathroom completes the upper floor.

Outside, the home boasts a generous rear garden that provides an excellent setting for outdoor dining, play, or gardening. The layout and plot size also offer exciting potential for future expansion, with scope for a rear extension or loft conversion (subject to the usual planning permissions), allowing buyers to create additional living space to suit their needs.

Wickham Road is a quiet and friendly residential street just moments from Highams Park's vibrant centre. Highams Park Station (London Overground) is within easy walking distance, providing direct links to London Liverpool Street in around 25 minutes and connections to Walthamstow Central for the Victoria Line. The area is also well served by local bus routes and road links, including the A406 and M11, making it highly convenient for commuters.

Residents benefit from an excellent selection of local shops, cafés, and restaurants in Highams Park

Village, as well as larger retailers in The Avenue and nearby Tesco Superstore. For outdoor enthusiasts, Highams Park Lake and the beautiful Epping Forest are just a short stroll away, offering scenic walking trails, picnic spots, and green open spaces to enjoy throughout the year.

This delightful home combines traditional charm with modern comfort and fantastic potential for growth—an exceptional opportunity to secure a property in one of Highams Park's most desirable locations