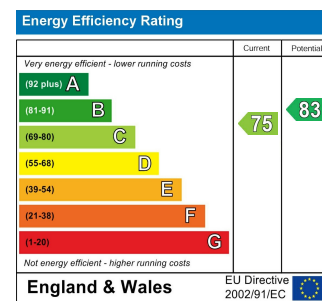
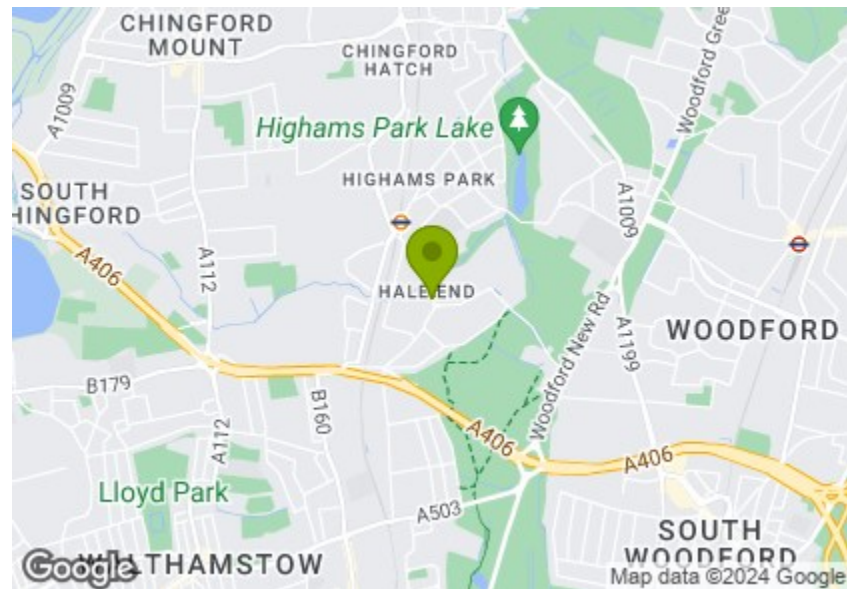




Total Area (Excluding Eaves Storage): 154.7 m<sup>2</sup> ... 1665 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## HALE END ROAD, WOODFORD GREEN

### Offers In Excess Of £825,000 Freehold

### 4 Bed House



#### Features:

- Four Bedroom House
- Mid Terrace 1930's
- Arranged Over Three Floors
- Moments from Highams Park Station
- Approx. 1665 Square Foot
- Downstairs Shower Room and Utility Room
- Private Driveway
- Short Walk to Epping Forest
- Circa 57 Foot South West Facing Garden

Set in an enviable spot in Highams Park, this beautifully designed four-bedroom 1930s terraced home benefits from a spacious south-west facing rear garden, private driveway, two receptions, three bathrooms, utility space and a fully converted loft. It's all been immaculately finished, too.

Despite its peaceful location near Epping Forest, Highams Park station is within easy reach, so getting into central London is a doddle.

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#### IF YOU LIVED HERE...

If you're new to Highams Park, you'll have a wonderful time exploring the area. It was recently described as one of the 'best places to live' in the UK by The Times, always we've been singing its merits for a long time. Let's start at home though...

Beyond that convenient private driveway and charming frontage, you'll find a wonderfully proportioned home where every inch has been considered for the optimum layout.

Awash with natural light from the generous bay window, your front reception room will undoubtedly become your cosy retreat, with the gorgeously panelled teal feature wall, custom shutters and soft carpeting.

The rear reception area is just as pristine, with more of the spotless decor, a striking feature fireplace, stunning custom carpentry and sweeping engineered parquet flooring. The bright adjoining kitchen/diner at the rear is a show stopper of a space, with smart units, hi-tech appliances, a breakfast bar and generous bi-fold doors which open up to the 57 foot rear garden. The fact that you have a utility room and ground floor shower room will feel like the ultimate convenience.

As for the garden, it'll be hard to stay away from this lovely space in summer. There are two decked patios, a spacious lawn, custom beds and mature foliage aplenty.

On your first floor, you've got two well balanced double bedrooms - the master has beautiful bespoke storage and a feature fireplace, and a third smaller room, which has a unique oriel window. All have lovely timber flooring. There's also a spotless family-bathroom with sleek fittings and a separate tub and walk-in shower. Meanwhile, in the loft you'll find a further room with eaves storage and a flawlessly designed ensuite.

All this loveliness is just a short stroll from Highams Park station, which means you can nip to Liverpool Street on the overground in around 25 minutes. As well as having a thriving food and drink scene (be sure to check out Vino Tap, Biba & Wren and Yaz), the area is home to a vast amount of green space, including the edge of Epping Forest, Larks Wood and, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line.

#### WHAT ELSE?

- Your new local is the grand Royal Oak, a great spot to enjoy delicious food in stunning surroundings.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



#### A WORD FROM THE OWNER.....

"We have really enjoyed living in Highams Park. It has a great community feel and there is great space and it is within touching distance of Epping Forest.

In terms of the house, we are moving reluctantly as we have put a lot of effort into modernising and adapting this space to our home. The 4 bedrooms over 3 floors have worked well for us to both work from home with the smallest bedroom used as a nursery and then changed to a home office.

The living room and other bedrooms are a great size and offer a lot of space for additional storage and for guests to stay. The kitchen, dining and 'snug' area is perfect for socialising with friends. When you open the bi-fold doors out onto the decking this extends the kitchen space and, during the summer months, bathes it all in sunshine throughout the entire day.

Generally, we think it is a great space with good sized rooms and the benefit of off road parking has meant that our car feels less at risk of damage. The Royal Oak across the road is also a great pub and we never hear any noise at closing time."

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**Garden**  
56'1" x 20'0"

**Bedroom**  
6'2" x 9'10"

**Reception Room**  
12'8" x 16'8"

**Bedroom**  
12'3" x 16'7"

**Reception Room**  
12'8" x 13'7"

**Bedroom**  
12'3" x 13'7"

**Utility Room**  
7'6" x 9'8"

**Bathroom**

**Shower Room**

**Bedroom**  
12'1" x 19'2"

**Kitchen/ Diner**  
18'0" x 14'0"

**En Suite**



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