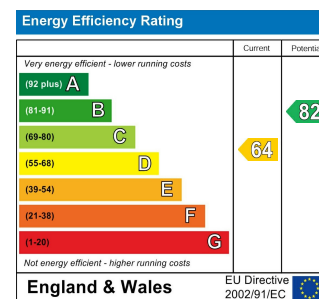
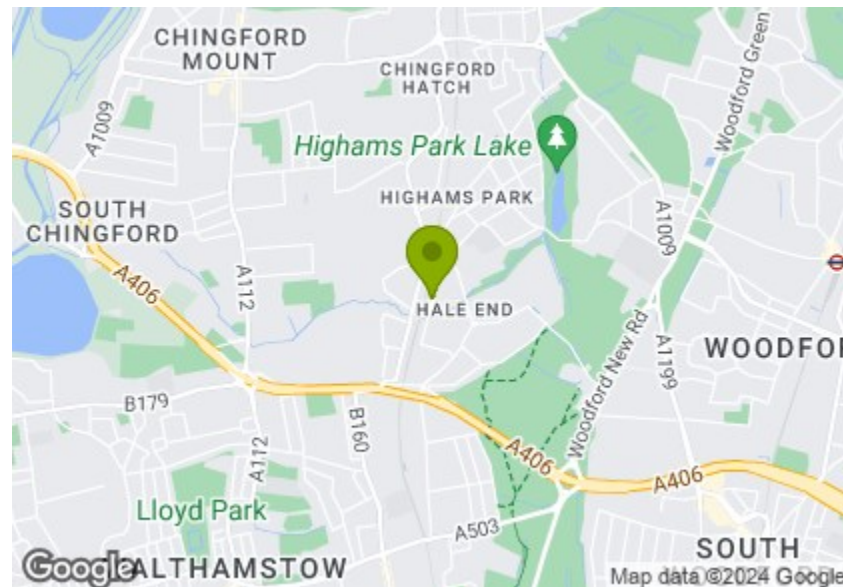




Total Area: 136.3 m<sup>2</sup> ... 1467 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



## BEECH HALL ROAD, HIGHAMS PARK

### Offers In Excess Of £900,000 Freehold

### 4 Bed House - End Terrace



#### Features:

- Four Bedroom House
- Edwardian End of Terrace
- Chain Free
- Moments from Highams Park Station
- Approx. 1467 Square Foot
- Potential To Extend (STPP)
- Short Walk to Epping Forest
- Circa 50 Foot West Facing Garden
- Two Bathrooms

A flawlessly finished four-bedroom Edwardian end-of-terrace home, handsomely brick-fronted and thoughtfully designed throughout. While it already comes in at around 1467 square foot - with two bathrooms and plenty of storage, there's even potential to extend, making it the perfect spot to lay down roots.

Venture beyond the beautifully landscaped west-facing rear garden and you'll find that Highams Park and Walthamstow are both within easy reach, meaning speedy access to fantastic amenities, excellent transport links and the ancient woodlands of Epping Forest.

What's more, the property benefits from being chain-free, greatly reducing the hassle of moving.

REQUEST A VIEWING  
0203 369 6444

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



IF YOU LIVED HERE...

Behind that charming front porch and beyond your spacious hallway, your reception room is bursting with light thanks to the large bay windows. From the ornate coving to the bespoke carpentry and the wooden flooring to the sash windows, every inch has been considered. This attention to detail has also been applied at the rear in the charming open plan kitchen/dining room, where you can enjoy an abundance of natural light, as well as views of the 50 foot west-facing rear garden. The outdoor space has incredible array of foliage as well as a patio and shed at the rear.

Upstairs, you'll find a stylish family-sized bathroom with modern fittings and sparkling tiles, while the three bedrooms are just as pristine, each with immaculate decor. Up in the converted loft, you have your spotless master, which has eaves storage. There's also a contemporary bathroom on this floor with a convenient walk-in shower.

Highams Park is your nearest station - a five minute stroll away. From there you can nip to Liverpool Street on the overground in

around 25 minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End). En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just five minutes on foot too.
- Parents will be pleased to know you have an abundance of great schools in the area.
- 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 ....

Highams Park is a wonderful place to live. We have loved living here for 23 years, but as two of our three children have flown the nest and are at university, now is the right time to downsize and move out of London.

REQUEST A VIEWING  
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception Room**  
14'9" x 13'6"

**Bathroom**  
8'4" x 8'3"

**Kitchen/ Dining Room**  
20'0" x 16'5"

**Bedroom**  
16'9" x 10'9"

**Bedroom**  
8'9" x 8'4"

**Shower Room**  
7'5" x 6'4"

**Bedroom**  
14'9" x 11'4"

**Eaves Storage**  
18'1" x 4'7"

**Bedroom**  
12'0" x 11'4"

**Garden**  
49'2"



REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM