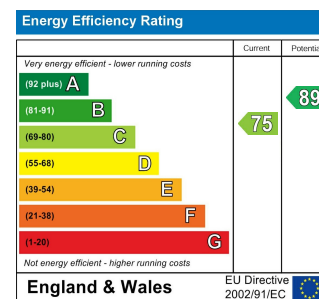
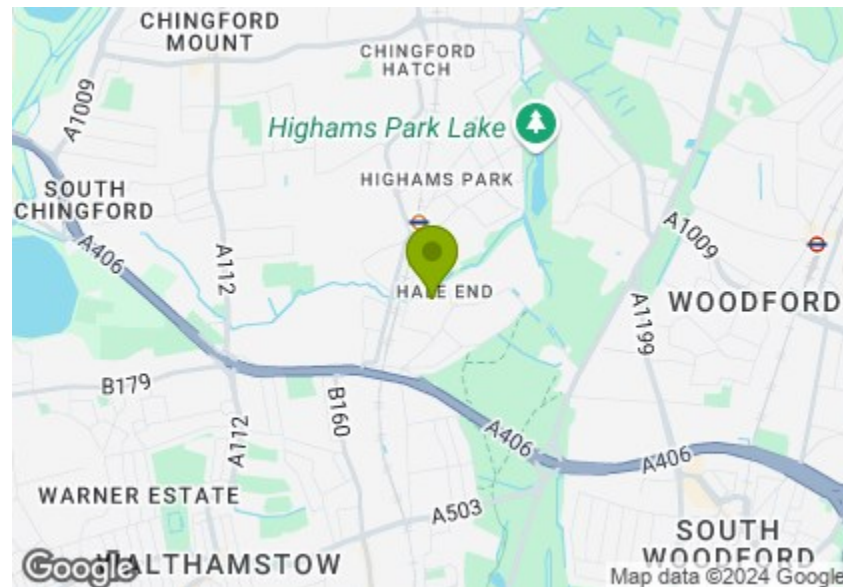




Total Area: 92.5 m² ... 995 ft²
All measurements are approximate and for display purposes only.



BEECH HALL CRESCENT, HIGHAMS PARK

Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- 1930's Mid Terrace
- Moments from Highams Park Station
- Approx. 1000 Square Foot
- Downstairs WC and Utility Room
- Potential to Extend (STPP)
- Quiet Cul De Sac
- Circa 62 Foot Rear Garden
- Private Driveway

Set on a quiet cul-de-sac in the highly sought-after Highams Park area, this three-bedroom mid-terrace home has been thoughtfully designed throughout, with highlights including the large rear garden, stunning open plan kitchen/diner, and downstairs WC and utility room. While it already comes in at around 1000 square foot, there's even potential to extend, making it the perfect spot to lay down roots.

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0203 397 9797

E18 & IG8
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0203 369 1818

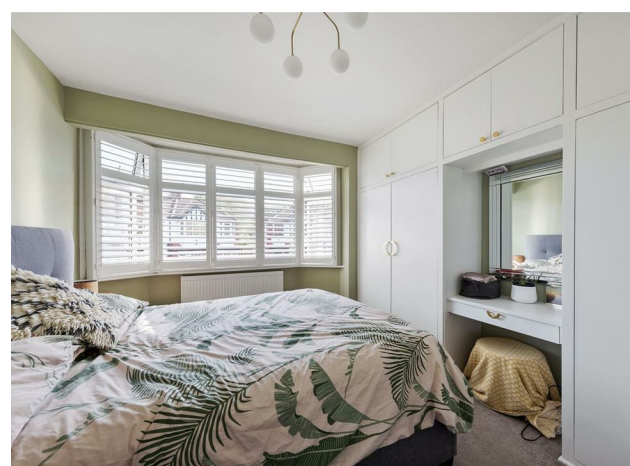
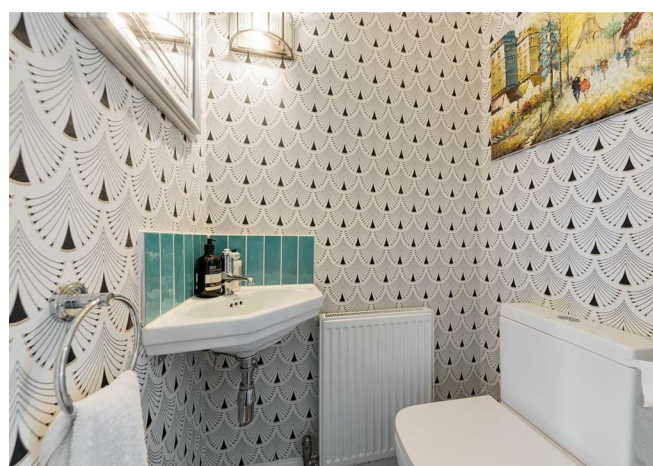
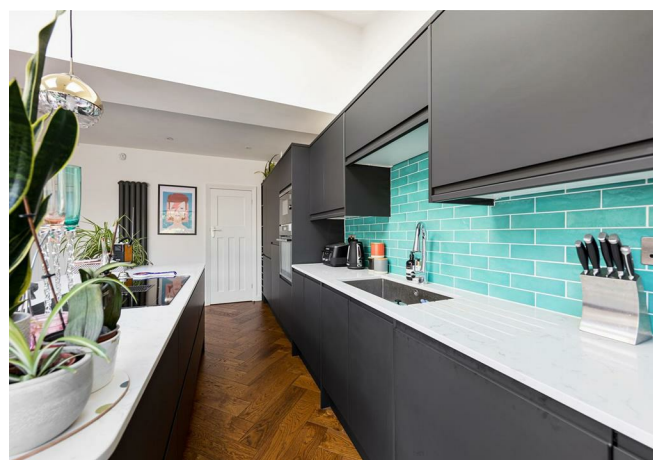
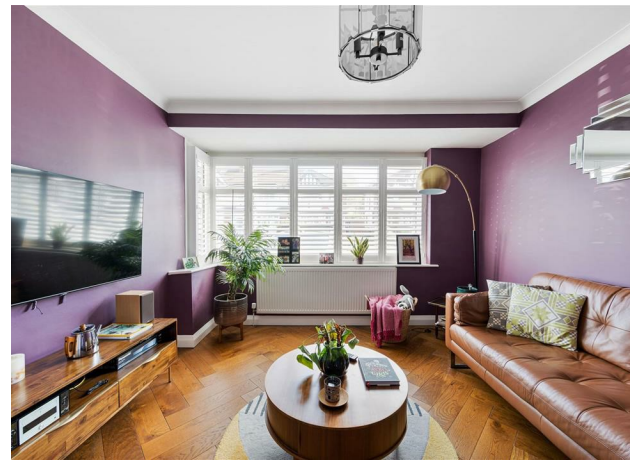
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IF YOU LIVED HERE...

Behind that charmingly paved driveway, your front reception room is bursting with light thanks to the large box windows. From the bold colour scheme to the rich parquet flooring, every inch has been considered. This attention to detail has also been applied at the rear in the stunning open plan kitchen/reception, which has been brilliantly set up for hosting, with space for a full-size dining table as well as a the existing breakfast bar/kitchen island. Features such as the glossy green metro brick tiles and stylish units are highlighted in all their glory thanks to the sheer amount of natural light from the skylight and the large bi-fold doors. Fling them open during warmer months and head out to the 62 foot rear garden, which features a decked patio, spacious lawn and lush foliage.

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. The larger two have convenient custom storage, while the smaller one would make a perfect nursery or home office.

As for beyond, the glorious and historic Epping Forest is just a stroll away, as is Highams Park itself, which houses a tranquil lake, flower meadows and the fantastic cafe, Humphry's.

Thanks to the railway crossing and clock tower, Highams Park has a distinctly village-esque feel, and the amenities are just as charming. Not sure where to start? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only an eight minute stroll to Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. It's only two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just eight 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 OWNERS....

"We've absolutely loved living on Beech Hall Crescent and welcoming our children into the world here. There is a great community spirit, including carols 'on the roundabout' at Christmas, and the road is set back from any traffic and noise. You are only a stone's throw away from everything in Highams Park - cafés, shops, the train station, schools, etc. On a quiet summer's night, you can even hear the water from the River Ching while sitting in the garden. It's the hidden gem of Highams Park!"

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Reception Room

12'5" x 12'0"

WC

Kitchen/ Reception Room

16'10" x 16'5"

Utility Room

7'10" x 4'0"

Bedroom

11'4" x 11'0"

Bedroom

12'6" x 10'9"

Bedroom

7'0" x 6'9"

Bathroom

7'1" x 6'5"

Garden

62'4"

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