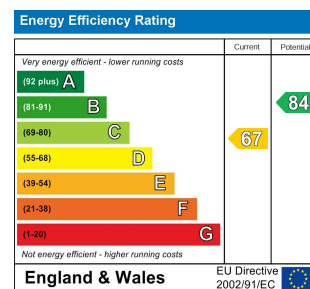
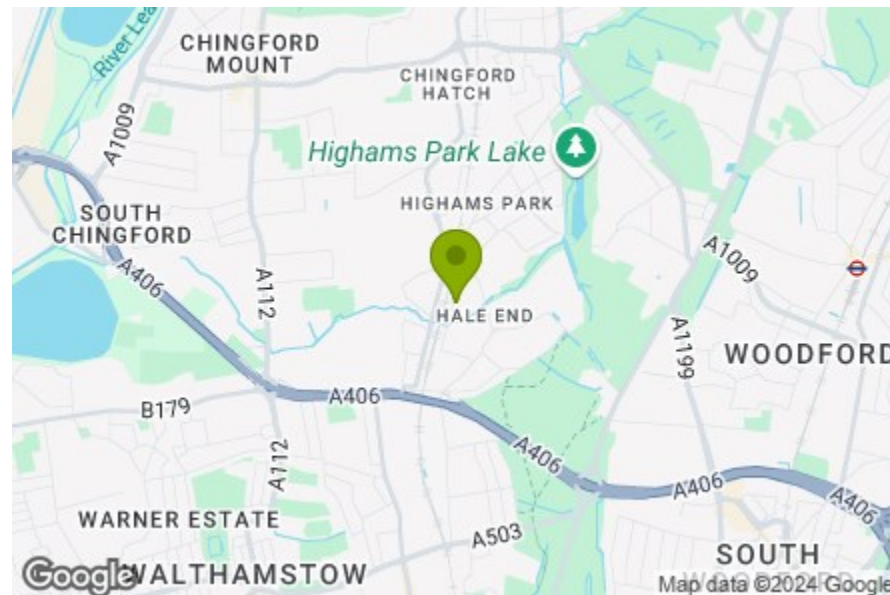




- Reception
20'1" x 13'0"
- Reception
13'8" x 13'6"
- Kitchen
8'8" x 7'8"
- Utility Room
8'11" x 7'10"
- Bedroom
13'11" x 11'5"
- Bedroom
12'0" x 10'2"
- Bathroom
9'6" x 8'4"
- Garden
29'6"

Total Area: 114.3 m² ... 1231 ft²
All measurements are approximate and for display purposes only.



BEECH HALL ROAD, HIGHAMS PARK Offers In Excess Of £900,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Moments from Highams Park Station
- Chain Free
- Approx. 1231 Square Foot
- Potential To Extend (STPP)
- Circa 30 Foot Rear Garden
- Short Walk to Epping Forest

An immaculately appointed and naturally bright three bedroom Edwardian terrace with private garden. A beloved family home for generations, lovingly developed and tended, it's all just moments from Highams Park's overground, schools and greenery.

With your loft space so far untouched, you have potential to follow in your neighbours' footsteps and add your own whole new storey, making this a home that can happily grow with you and yours.

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

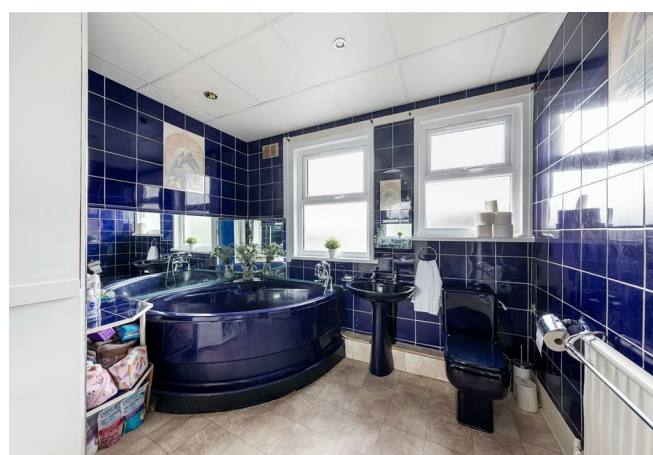
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IF YOU LIVED HERE...

Step past your elegant brick frontage, through the handy storm porch - lots of incidental space for bags and boots and your first reception is on your right. A generous 180 square foot, bathed in light from the box bay window. To the rear your second reception is bigger and brighter still, around 250 square feet with sliding doors to the garden.

Soft grey carpet runs underfoot and walls are pristine in white to make the most of that natural light. Step through an archway and your kitchen sits to the rear, with smoky grey hardwood underfoot and facing flanks of sleek white cabinets below mosaic splashbacks. Head through a handy utility room and out into your lengthy rear garden.

Here you have a secluded patchwork patio down your side return, leading to a length of lawn flanked by flourishing foliage and screening greenery. Upstairs now and your principal bedroom sits to the front at over 150 square foot with a wall of bespoke floor to ceiling wardrobes. Bedrooms two and three are both similarly sized doubles, while your family bathroom features glorious glossy blue tile work and a luxurious corner tub.

Outside and, as noted, you're just a short walk from Highams Park overground, less than five minutes on foot for direct twenty three minute runs to Liverpool Street and a door to door City commute of less than half an hour. Heading to the West End? Walthamstow Central is just two stops down for a quick swap to the Victoria line, or to explore the renowned wining and dining establishments of Walthamstow Village.

WHAT ELSE?

- There's plenty to keep you local too, The Stag and Lantern Micropub and Vino Tap wine bar are just two of the attractions across from the station, both excellent in their field.
- The property is presented chain free, for that all important speedy, hassle free move.
- Highams Park itself, with its acres of rolling greenery, epic views over London and the blue waters of the famous Highams Park Lake, is just a half mile on foot.



A WORD FROM THE OWNER ...

"After 60 years, and 5 generations later, it's time for me to downsize and allow someone else to make their own mark on our wonderful cherished home. I will be very sad to leave but will take away a book full of memories. There has been 3 generations of children raised in the house with two being born in the property! One born in 1965 (me of course), and another born under the Xmas tree in 2014. From fond memories of the dairy cows venturing down Beech Hall Road in the 1970's to whereas as an author I wrote my first book. We have wonderful neighbours and having great schools, shops and transportation at your fingertips, not to mention Highams Park lake, Epping forest and rural areas a short drive away is a bonus. There are nice pubs and Restaurants and stansted airport practically 30 mins away."

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