

## HALDAN ROAD, HIGHAMS PARK

Offers In Excess Of £725,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace Victorian
- Moments to Highams Park Station
- Potential to Extend (STPP)
- Short Walk to Epping Forest
- South Facing Garden
- Approx 971 Square Foot
- Some Original Features
- Close to Local Amenities

Positioned on a quiet road in a lovely part of Highams Park, this bright three-bedroom mid-terrace house has been lovingly restored with care and imagination to create a striking home that masterfully balances old and new.

Extending over 971 square foot, it already comprises of a bright double-reception room, a kitchen and lean-to, a first floor WC and family bathroom, three good-sized bedrooms and a south-facing rear garden, but there's also the potential to extend further - great for peace of mind, as this really is an area to lay down roots.

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## IF YOU LIVED HERE...

Beyond those beautiful sash windows and the striking brickwork, the double reception space is bursting with light. The contrast colour palette combined with the wood floors results in a feeling of warmth, while features such as the masterfully crafted storage creates an instant impression.

The kitchen is perfectly placed at the rear with integrated appliances, sleek cabinets, spotless worktops. The adjacent lean-to will be very convenient, particularly since it opens up onto the large south-facing sun-trap garden, which will be a joy for seasoned and budding gardeners alike. The storage shed at the rear will be a particular convenience.

Back inside, head upstairs for three bedrooms, which are just as immaculate as the ground floor rooms, particularly the master, which has bay windows, beautiful white painted flooring and brilliant custom storage. The bathroom and WC have been cleverly divided - both sleek and modern.

Handily, it's a short walk from Highams Park station, which means

you can nip to Liverpool Street on the overground in around 25 minutes. Despite being so well connected to central London, the picturesque woodland and quaint amenities make Highams Park something of a hidden gem in the capital. As well as having a thriving food scene, the area is home to a vast amount of green space, including, 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?

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Parents will be pleased to know you have an abundance of great schools in the area, one of the reasons it's such a popular area with families.
- Your new local is the Royal Oak - a gastropub and guest house, serving up a great range of delicious food and fine wines.



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

We love living in Highams Park with the great sense of community. Haldan Road has been a wonderful location to live, with its close proximity to the train station and the shops and restaurants in the village centre, not to mention the excellent schools within a short walk. We've taken great care to update our house from when we moved in, and loved the space and light that it offers. The south facing garden is a particular favourite place, as it isn't overlooked by houses at the back. It's a great space to sit peacefully, listening to the birds, or for entertaining.

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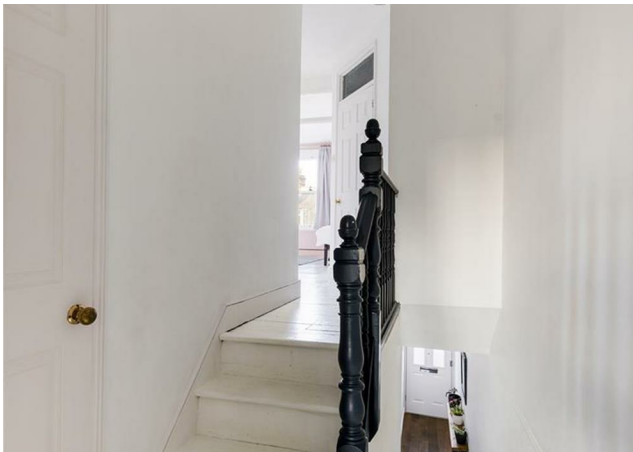




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**Garden**  
15'1" x 54'1"

**Reception Room**  
11'5" x 24'4"

**Kitchen**  
8'0" x 12'2"

**Lean To**  
5'5" x 12'8"

**Bedroom**  
14'11" x 11'0"

**Bedroom**  
9'6" x 11'1"

**Bathroom**  
4'10" x 6'11"

**WC**

**Bedroom**  
8'2" x 9'2"



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