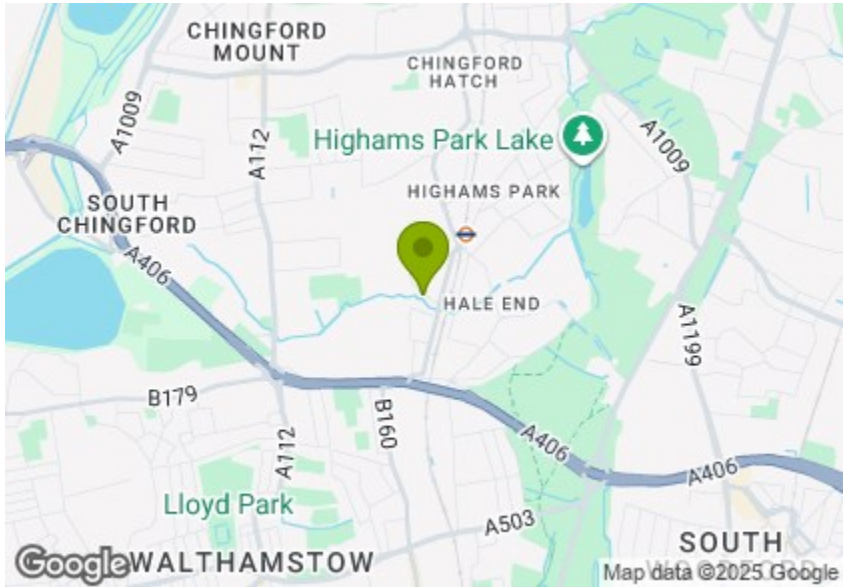


HALDAN ROAD, HIGHAM PARK

Offers In Excess Of £825,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Mid Terrace Edwardian
- Short Walk to Epping Forest
- Approx 1124 Square Foot (Excluding Garden Room)
- Moments From Highams Park Station
- Two Bathrooms
- Sought After Location
- Excellent Condition
- Loft Extended
- South Facing Garden

Set on a tree-lined street in a sought-after pocket of Highams Park, this beautifully presented Edwardian terrace offers four bedrooms, two bathrooms, and over 1,100 square feet of thoughtfully extended living space. Immaculately maintained throughout, it boasts a bright loft conversion, a spacious south-facing garden, and a versatile garden room. Just a short stroll from Epping Forest and moments from Highams Park Station, this charming home blends period character with modern comfort, perfectly positioned for both city connections and outdoor escapes. A rare opportunity in a desirable location, ready to move straight into and enjoy.

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

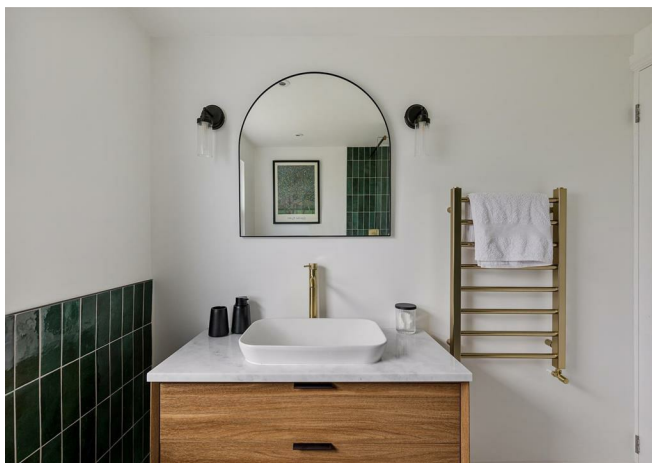
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newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

This handsome Edwardian terrace pairs timeless red brickwork with ornate white masonry and elegant gables, framed by a smart tiled pathway leading to the front door. Step inside to a welcoming hallway with high ceilings, decorative cornicing, and a beautifully restored staircase complete with a contrasting runner. An under-stairs cupboard provides handy storage, while natural light draws you through to the kitchen beyond.

At the front, the reception room enjoys a large window and a charming fireplace with a brick surround and wood-burning stove, flanked by built-in cupboards and shelving. The space flows into the rear reception, offering a generous dining area with matching cabinetry, high ceilings and direct access to the garden. Throughout the ground floor, you'll find tastefully chosen cast iron radiators that enhance the home's period charm while adding a touch of elegance. Beyond, a bright additional space includes fitted shelving and cupboards, with glazed double doors opening onto the deck—ideal for storage, hobbies or a drinks area.

The kitchen features shaker-style cabinetry, refined worktops, and a glossy tiled splashback, illuminated by a skylight and with a glass door to the garden. Outside, the south facing garden unfolds across a raised deck, lawn and paved terrace, leading to a garden room at the far end—perfect for a studio, office or gym, overlooking a peaceful wooded backdrop.

Upstairs, the first floor offers three bedrooms: a spacious double with twin windows and a built-in wardrobe, a brightly decorated rear room with a playful feature wall, and a light-filled adjacent bedroom ideal as a nursery or study. All three bedrooms are

fitted with elegant cast iron radiators, continuing the home's harmonious blend of classic detailing and modern style. The bathroom provides a calming retreat, with green metro tiles and a rainfall shower over the bath. On the top floor, the loft bedroom enjoys soft carpeting, leafy views and eaves storage, served by a stylish shower room with green wall tiles, brass fittings and a walk-in rainfall shower.

Surrounded by the vibrant community of Highams Park, this home enjoys the best of both green spaces and local conveniences. Epping Forest is close by, offering miles of woodland walks and outdoor adventures, while the bustling centre of Highams Park brings independent shops, cosy cafés and welcoming pubs. Locals love favourites like The Stag and Lantern Micropub and the Royal Oak, perfect for relaxed evenings or catching up with friends. Families are well served by a choice of sought-after schools in the area, including Selwyn Primary and Highams Park School, making this an ideal location for those seeking both excellent amenities and a strong sense of community.

WHAT ELSE?

Highams Park Station is just around five minutes' walk away, connecting you directly to Liverpool Street for an easy city commute. Local bus routes provide convenient links to Walthamstow, Chingford and Woodford, offering plenty of options for travelling across the area or connecting to the underground network. Whether by train or bus, getting around from here is refreshingly simple.



A WORD FROM THE OWNER....

"We've absolutely loved living here and starting our family in this home. The neighbourhood is full of friendly couples and families, with a strong community spirit and regular street parties nearby — something we'll truly miss.

A top highlight has been the outstanding school just two minutes away. Our daughter attends, and the staff and community are fantastic.

We've renovated every room to create a warm, welcoming space. From the loft, it feels like you're in the treetops — waking up or showering with that view is one of our favourite things about the house. The garden is especially special — secluded, larger than most nearby, and great for entertaining, with a large deck, paved BBQ area, and a studio that's perfect for home working or yoga/home gym. Wildlife often visits, and it's not unusual to see ducks or a heron fishing in the River Ching behind the house.

The location is also ideal — a short walk to the overground with quick links to the underground or Liverpool St, and easy access to parks like Lloyd Park, Highams Park, and Epping Forest. A nearby bus stop connects to Walthamstow and Chingford.

We hope the next owners love it as much as we have."

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Reception Room
12'7" x 11'8"

Reception Room
11'0" x 9'4"

Kitchen
12'11" x 7'1"

Bedroom
7'8" x 6'6"

Bedroom
12'7" x 10'2"

Bedroom
11'0" x 10'0"

Bathroom
7'11" x 6'6"

Bedroom
15'7" x 12'5"

Shower Room
7'5" x 6'8"

Garden
62'4"

Garden Room
9'10" x 6'6"



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