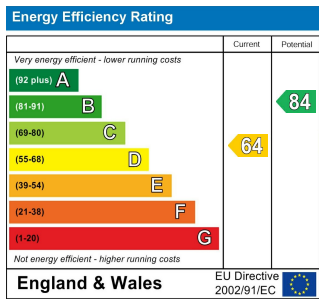
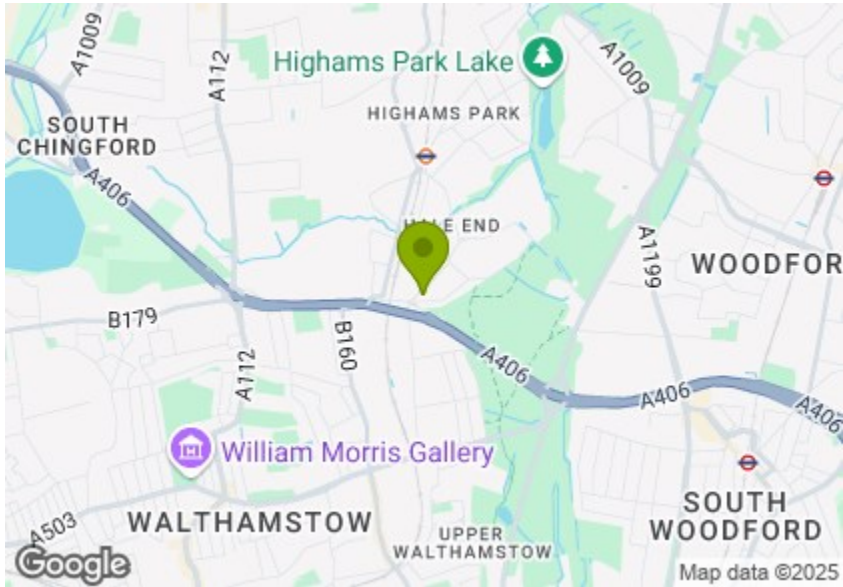


Total Area: 102.1 m<sup>2</sup> ... 1099 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## HALE END ROAD, HIGHAMS PARK

### Offers In Excess Of £600,000 Freehold

### 3 Bed House - End Terrace



#### Features:

- Three Bedroom House
- End of Terrace
- Easy Access to Highams Park and Walthamstow
- Approx. 1100 Square Foot
- Potential to Extend (STPP)
- Moments from Epping Forest
- Circa 50 Foot Rear Garden
- Downstairs Bathroom

This end-of-terrace home covering 1100 sq ft is a great mix of space, comfort and potential. You've got three bedrooms, two bathrooms, and a large, bright open-plan kitchen/living space that opens onto a 50 ft private garden — perfect for everything from weekday dinners to summer get-togethers.

The layout's practical and easy to live in, with scope to grow thanks to a loft that's ready for conversion (subject to planning). Highams Park Station offers easy connections to the City and Epping Forest is just around the corner when you fancy a breather. A home that works now, with room to shape it your way later.

REQUEST A VIEWING

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# IF YOU LIVED HERE.....

There's space for two vehicles on the private front drive, right by the front door—handy for unloading the shopping or getting the kids indoors without a fuss.

Step inside and you'll first come to a full bathroom, thoughtfully finished in soft green and white tones with a bath/shower combo and stylish geometric floor tiles tying the look together.

To the left is a versatile second reception room (92 sq ft), ideal as a playroom, home office, or quiet retreat away from the main living space.

The heart of the home is the open-plan living area that flows through to the kitchen-diner—a bright and sociable space that's perfect for relaxed family meals or hosting friends. A white mantelpiece frames a log burner, adding warmth and character for cosy evenings in. Large rear windows and glazed double doors let the light flood in and draw your eye to the garden. The kitchen balances form and function beautifully, with sleek white and grey cabinetry, marble-effect worktops, and integrated appliances all contributing to a clean, modern feel.

Step outside and you'll find a lovely east-facing garden with a patio area for outdoor dining and a 50-foot lawn beyond. A path leads to a useful shed at the rear, while mature planting—including palms and shrubs—adds greenery and privacy all year round.

One of the three bedrooms is on the ground floor—a peaceful and light-filled room that makes for a calm place to unwind.

Upstairs, you'll find two further double bedrooms, both finished in soft tones with plush carpet underfoot. Natural light flows in, making each room feel bright and welcoming.

The second bathroom features a walk-in shower and continues the sage green and white colour scheme, complemented by matching geometric floor tiles for a cohesive, well-considered finish.

Finally, there's a utility area with its own oven and sink, fitted with white cabinetry and copper handles. Whether used for extra prep space, laundry, or even as a guest kitchenette, it adds welcome flexibility to the layout.

# WHAT ELSE..

Highams Park station (12 minute walk) offers access to Liverpool Street station in under 25 minutes or connects to the Victoria Line at Walthamstow Central in one stop. For those looking for local schools, just a short walk takes you to Oakhill and Handsworth primary schools, both are Ofsted rated "Outstanding" For drivers, the nearby A406 North Circular and M11 facilitate easy travel across and beyond the City.



# A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON  
E18 ASSISTANT BRANCH MANAGER

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**Reception**  
9'10" x 10'1"

**Reception**  
12'10" x 12'3"

**Bedroom**  
7'10" x 12'3"

**Bathroom**

**Kitchen/ Diner**  
19'9" x 10'6"



**Bedroom**  
9'10" x 10'0"

**Bedroom**  
12'11" x 12'2"

**Utility**  
7'9" x 4'11"

**Bathroom**

**Garden**  
49'2" x 25'5"



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