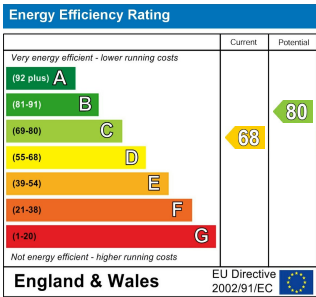
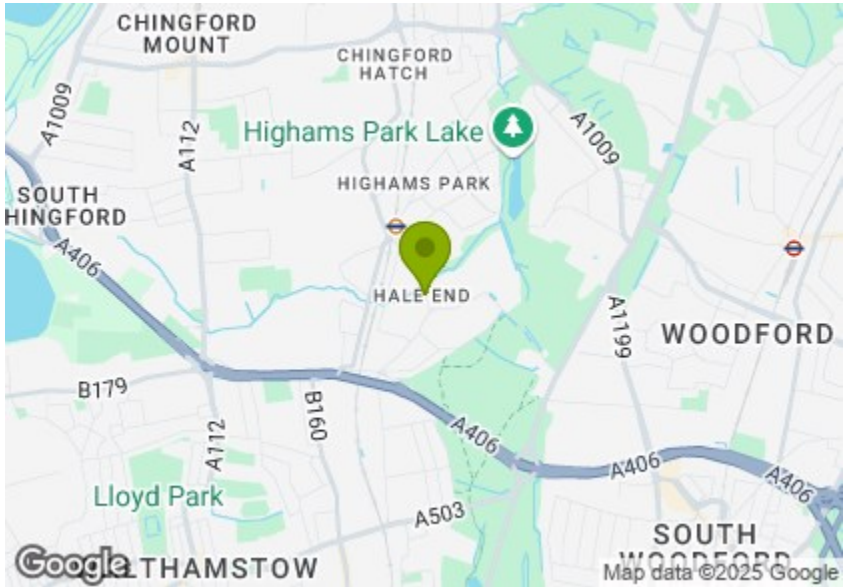




Total Area: 144.3 m² ... 1553 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



HALE END ROAD, WOODFORD GREEN

Offers In Excess Of £850,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- 1930's Mid Terrace
- Chain Free
- Approx. 1553 Square Foot
- Moments From Highams Park Station
- Potential To Extend (STPP)
- Private Driveway
- Circa 72 Foot West Facing Garden
- Short Walk to Epping Forest

This solidly built 1930s mid-terrace is the kind of home that gives you space to spread out now—with the potential to grow into later. At 1,553 sq ft, it offers four bedrooms, two bathrooms, and a generous open-plan kitchen/living area that opens straight out to a huge 72 ft garden. Whether it's laid-back family meals or summer get-togethers, there's plenty of room to make it your own.

The layout is smart and functional as it stands, but if you're thinking bigger, there's still scope to extend (subject to planning). Highams Park Station is close by for a smooth City commute, and when you need a change of pace, the open greenery of Epping Forest is just around the corner.

A ready-made family home—with options to shape and evolve it over time.

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IF YOU LIVED HERE...

There's room for two cars right on the private front drive—perfect for quick unloads of kids and shopping. Step inside and you're welcomed into a spacious reception where light streams through a large bay window, with charming stained-glass panes adding a splash of colour. Rich dark wood floors run under elegant cornicing and a ceiling rose, while a built-in cabinet nestled beside the chimney breast adds both character and storage.

The real heart of the home is the open-plan kitchen-diner—a bright, sociable space made for everyday life and easy entertaining. A panelled midnight blue feature wall contrasts beautifully with crisp white walls, while three pendant lights define the dining space. Glazed double doors draw the eye toward the garden beyond, connecting indoors and out.

The kitchen itself is stylish yet practical, with grey shaker-style units, wooden worktops, and integrated appliances arranged in a neat U-shape. There's even a separate door to the garden for those quick morning coffee escapes or barbecue setups.

Out back, the southwest-facing garden stretches around 70 feet and includes a paved patio for al fresco dining, with mature trees and shrubs offering dappled

shade and a sense of seclusion.

Upstairs, the first floor hosts two generous double bedrooms and a good-sized single, all softly carpeted and filled with natural light. The front bedroom has a graceful curved bay window, while the rear double looks out over the green of the garden. The single comes with a built-in cupboard, making it a practical choice for an office, nursery or dressing room. The bathroom on this level has a sleek walk-in shower—ideal for busy mornings.

Head up to the converted loft and you'll find a stunning principal bedroom with warm wooden floors and floor-to-ceiling windows offering far-reaching views over Epping Forest. A second bathroom, this time with a full tub, ensures no one's queuing for the shower.

WHAT ELSE?

- Highams Park station (12 minutes 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 Mezze 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 MANAGER

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Reception Room
16'10" x 12'5"

Bathroom
8'0" x 7'10"

Kitchen / Dining Room
18'9" x 13'6"

Bedroom
20'6" x 9'4"

Bedroom
16'10" x 12'5"

Bathroom
8'0" x 7'4"

Bedroom
11'5" x 6'2"

Garden
72'2"

Bedroom
13'6" x 10'7"



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