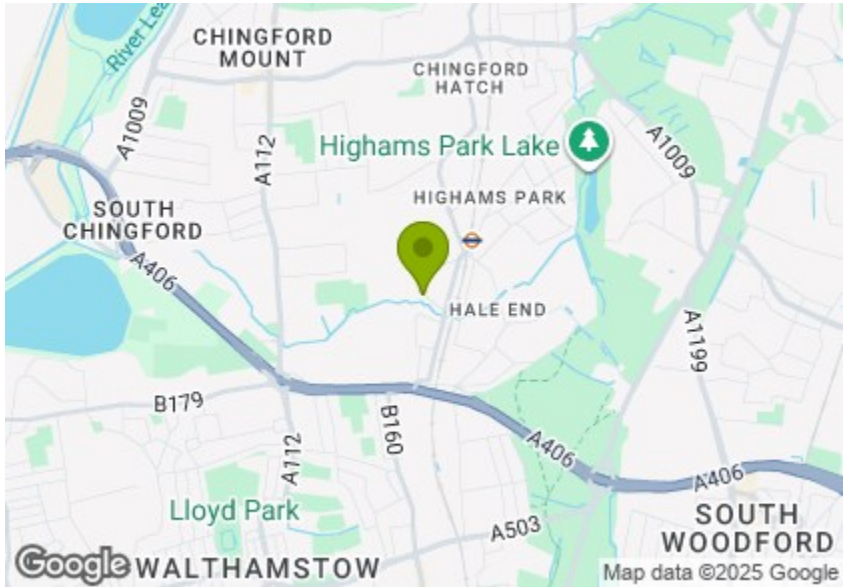
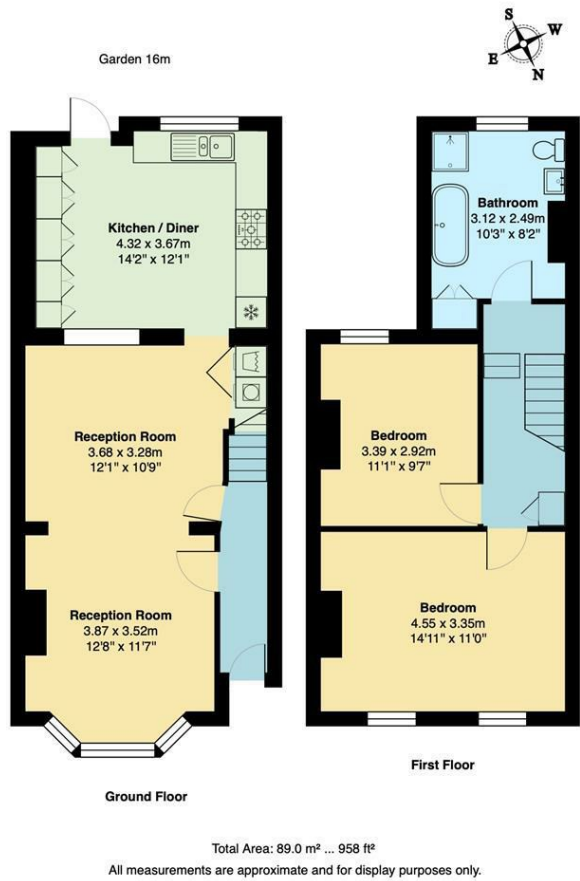


## HALDAN ROAD, HIGHAMS PARK

Offers In Excess Of £750,000 Freehold

### 2 Bed House - Mid Terrace



#### Features:

- Two Bedroom House
- Mid Terrace Edwardian
- Short Walk to Epping Forest
- Approx. 958 Square Foot
- Moments From Highams Park Station
- Sought After Location
- Potential to Extend (STPP)
- Ground Floor Extension
- Circa 53 Foot South Facing Garden
- Close to Local Amenities

On a leafy street in one of Highams Park's most sought-after spots, this Edwardian terrace combines period charm with bright, well-finished interiors. Spanning around 958 sq ft — with a ground-floor extension already in place — it offers two bedrooms, a generous through reception, and a 52-foot south-facing garden. Everything's in great condition, so you can settle in and make it your own from day one.

Commuting is simple, with Highams Park Station just moments away and direct trains reaching Liverpool Street in under 25 minutes. You've also got local shops, cafés, and everyday essentials close by, plus Epping Forest a short stroll away when you want fresh air and greenery.

REQUEST A VIEWING

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E4 & N17  
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0203 369 1818

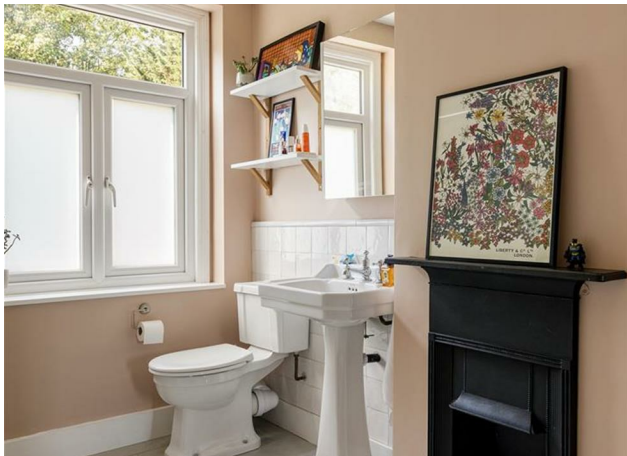
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# IF YOU LIVED HERE....

Highams Park has a rare balance — quick City connections paired with green space that’s genuinely on your doorstep. It’s easy to see why it’s been named one of The Times’ best places to live.

A neat walled front garden with an original Edwardian black-and-white tiled path leads you to a smart black front door. Step inside and you’re greeted with beautiful cornice in the hallway then straight into a generous through-reception with a classic bay window filling the space with light. Original details shine — from the cast-iron fireplace and picture rails to the ceiling rose and coving — all complemented by wooden flooring and built-in alcove cabinetry. The second reception, with clever open shelving on the far wall to maximise light flow, feels connected yet distinct, and can be accessed directly from the hallway too.

The extended kitchen/diner is a modern, high spec space with integrated appliances and a Quooker boiling-water tap for ultimate convenience. A bank of fitted storage cupboards run under electric skylights. The main kitchen space pairs sage coloured cupboards with sleek quartz worktops. Underfloor heating lies beneath beautiful flagstone tiles, creating both warmth and style. The flooring continues seamlessly onto the patio, blurring the boundary between indoors and out. Bi fold windows and a large glazed door further enhance this connection, flooding the room with natural light and opening the space directly into the garden. It’s a true inside-out living experience, where the home and garden flow effortlessly together. The paved patio is just right for

outdoor meals, leading to a lawn with an apple tree at the end. There’s even a tucked-away second paved spot beside the shed — perfect for a quiet moment away from the house.

Upstairs, you’ll find two double bedrooms. The principal to the front spans the width of the house, brightened by twin windows. The rear bedroom, overlooking the garden, has built-in shelving and the same calm, soft carpet as the first.

The bathroom is a standout feature — plaster-toned walls, zellige-style white tiles, and a full-sized freestanding bath for when you want to slow down, alongside a walk-in shower for when you don’t. The vintage-style suite, complete with a black fireplace, ties the space beautifully back to the home’s period roots.

## WHAT ELSE?

Epping Forest, London’s biggest green space covering 5900 acres, is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature. For those interested in history, the Queen Elizabeth Hunting Lodge is within easy reach. This well-preserved Tudor building offers a glimpse into England’s past and provides panoramic views over Epping Forest. Pop over to YAZ or Breeze for delectable Mediterranean delights. Or enjoy evening drinks at trendy micro-pub, The Stag and Lantern or try out the family-run bar, Vino Tap. By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.



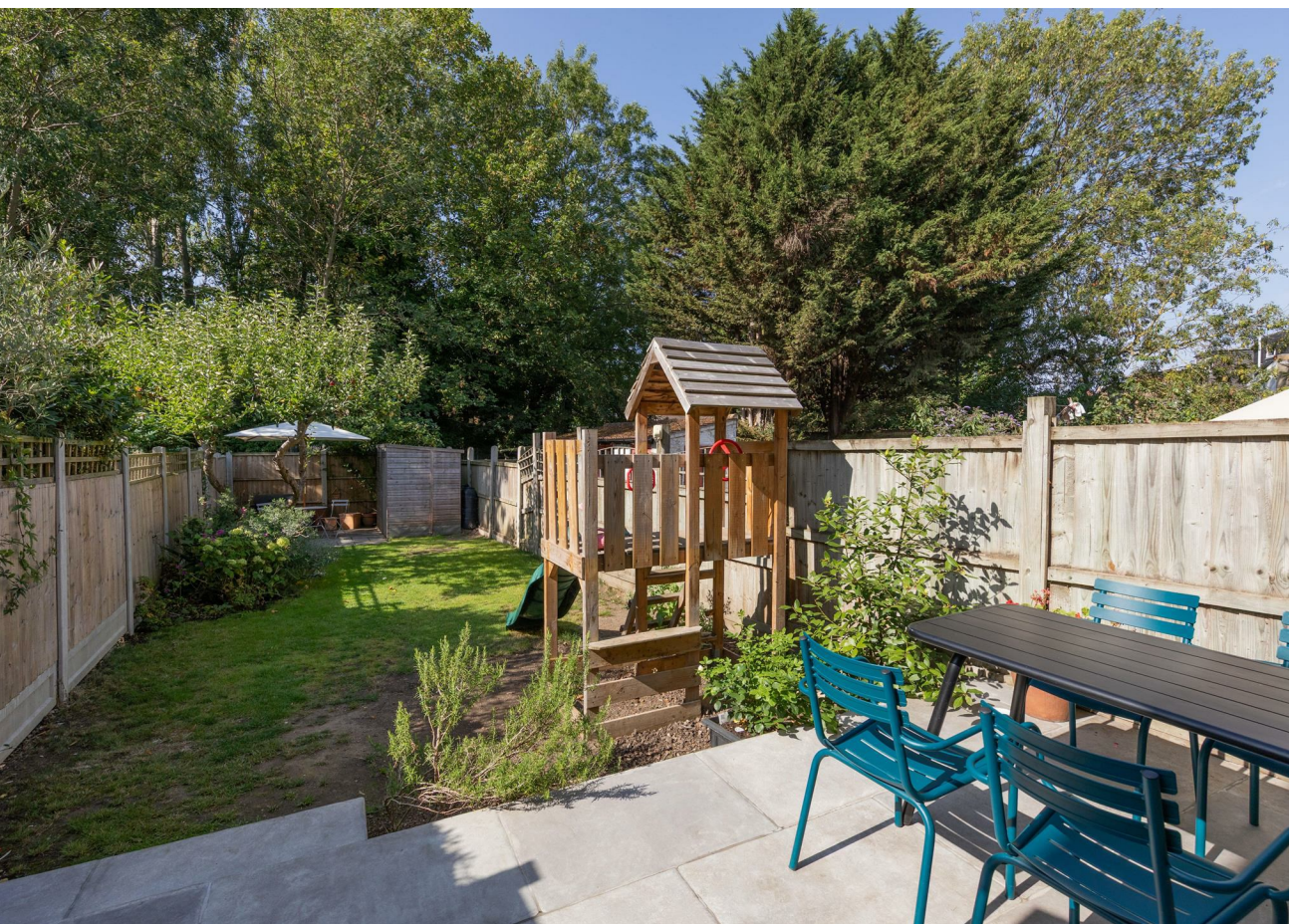
## A WORD FROM THE EXPERT....

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL  
E4 BRANCH MANAGER

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**Reception Room**  
12'8" x 11'6"

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

**Reception Room**  
12'0" x 10'9"

**Bathroom**  
10'2" x 8'2"

**Kitchen/ Diner**  
14'2" x 12'0"

**Garden**  
52'5"

**Bedroom**  
14'11" x 10'11"



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