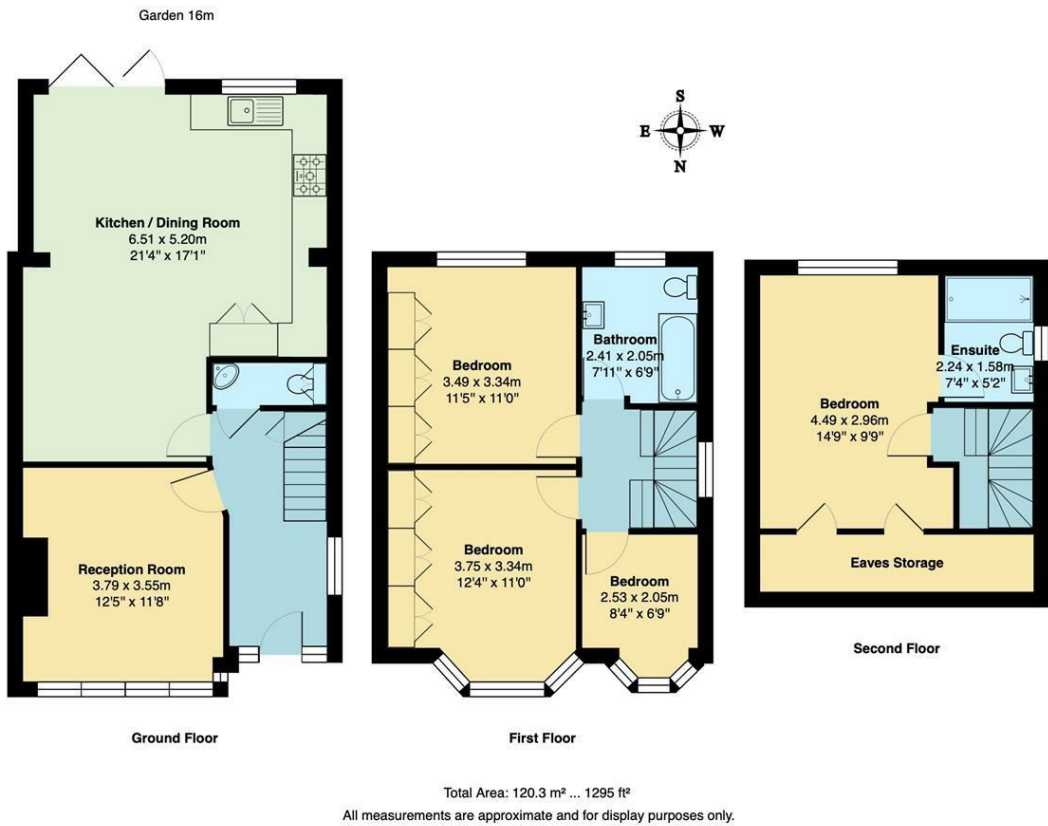




BEECH HALL CRESCENT, HIGHAMS PARK
£850,000 Freehold
4 Bed House



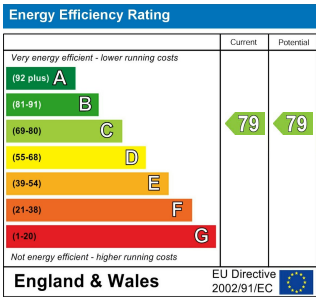
Features:

- Four Bedroom House
- 1930's End Of Terrace
- Moments from Highams Park Station
- Approx 1295 Square Foot
- Quiet Cul De Sac
- Private Driveway
- Being Sold Chain Free
- A Short Walk to Epping Forest
- Two Bathrooms and Downstairs WC

Set on a quiet cul-de-sac in the highly sought-after Highams Park area, this four-bedroom 1930s end-of-terrace home has been beautifully designed throughout. Highlights include a south-facing rear garden, private driveway, stunning open-plan kitchen/diner, and a convenient downstairs WC, plus two further bathrooms across the first and second floors.

Thanks to a smart loft conversion, the property offers almost 1,300 sq ft of living space, making it an ideal family home — especially given Highams Park's excellent schools, welcoming community, and quick access to the station. It's on the market chain free, too.

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IF YOU LIVED HERE...

Behind the private driveway, the front reception is filled with natural light from large windows, its neutral palette, fire surround and column radiators setting a calm tone. At the rear, the stunning open-plan kitchen/reception is designed for entertaining, with room for a full-size dining table alongside a breakfast bar island. The marble-style splashbacks and glossy units are highlighted by the skylight and large rear doors, which open to a generous south-facing garden with a patio, lawn, storage, and lush foliage.

Upstairs, the stylish family bathroom features modern fittings. Three immaculate bedrooms include two with custom storage and a smaller room ideal as a nursery or home office. The loft conversion adds a spacious fourth bedroom with eaves storage and a smart ensuite.

As for beyond, the glorious and historic Epping Forest is just a stroll away, as is Highams Park itself, which houses a tranquil lake, flower meadows and the fantastic cafe, Humphry's.

Thanks to the railway crossing and clock tower, Highams Park has a

distinctly village-esque feel, and the amenities are just as charming. Not sure where to start? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only a nine minute stroll to Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. It's only two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just nine minutes on foot too.
- Parents will be pleased to know you have an abundance of great schools in the area.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

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Reception Room

12'5" x 11'7"

Kitchen / Dining Room

21'4" x 17'0"

WC

Bedroom

8'3" x 6'8"

Bedroom

12'3" x 10'11"

Bedroom

11'5" x 10'11"

Bathroom

7'10" x 6'8"

Bedroom

14'8" x 9'8"

Ensuite

7'4" x 5'2"

Garden

52'5"



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