



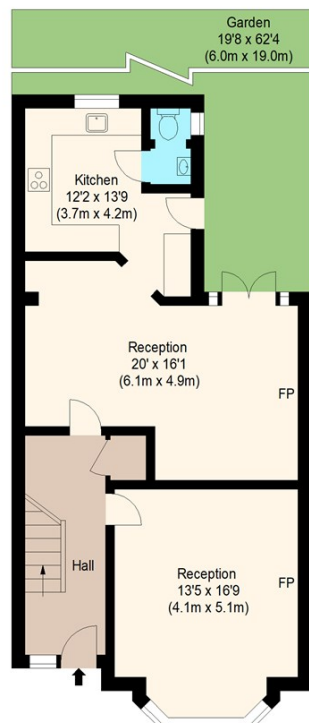
Directions

Viewings

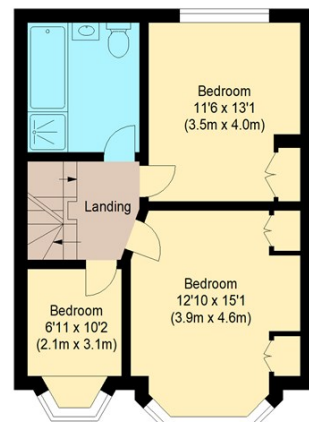
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

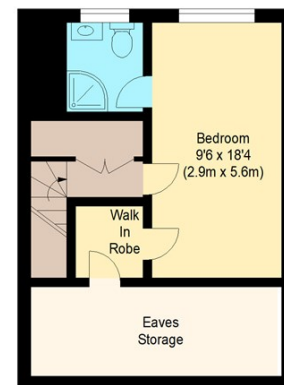
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Ground Floor



First Floor



Second Floor

william rose
Beech Hall Road, E4

Approximate Gross Internal Floor Area : 149.38 sq m / 1608 sq ft



134 Beech Hall Road, Highams Park, London, E4 9NT

Guide Price £770,000

- Four bedroom house
- Loft conversion
- Rear extension
- Close to station
- Chain free
- Mid-terrace
- Two bathrooms
- large rear garden
- Desirable road
- Two reception rooms



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 28/3/2024

134 Beech Hall Road, London E4 9NT

A four bedroom mid terrace family home set on one of Highams Parks finest road. Just a short walk from the station and benefiting from rear extension, large garden and loft conversion. Offered for sale chain free.

A beautiful four-bedroom mid-terrace family home, located on the ever-popular Beech Hall Road. From the kerb, you'll notice classic 30's frontage with handsome bay windows, timber storm porch and grey slate roof.

Heading inside you will find a wide entrance hallway, a well-proportioned front-reception room complete with original fireplace. Moving through to the second reception room you will find a sociable space that incorporates a rear extension and modern fitted kitchen. Double doors from the second reception, and side door from the kitchen, lead to a garden that extends to over 60 feet.

On the first floor you'll find three bedrooms and a well-appointed four-piece family bathroom. The loft space has been converted to provide a large master bedroom with lovely en-suite shower room and walk-in wardrobe.

Beech Hall Road sits right in the heart of Highams Park. You are a few minutes' walk to Highams Park Overground station, where can get you to Liverpool Street in around 25 minutes. Road links are second to none with the A406 and M11 a short drive away. All the shops, cafes, and bars that Highams Park has to offer are close by. The stunning Humphrey Repton designed Highams Park Lake, and wider Epping Forest, are just a stroll away. Schooling won't be a problem with plenty to choose from in the area, all the way from nursery to sixth form.

EPC: D
Council Tax Band: D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Council Tax Band: D

