



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

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



Offers Over £880,000

- Beautifully presented Edwardian family home
- Two spacious reception rooms with a feature bay window
- Popular location on a very sought-after road
- Retains period charm with modern finishes throughout
- A few moments' walk to Highams Park Overground Station
- Three generous sized bedrooms
- Within catchment areas of highly regarded local schools
- Private rear garden with large garden shed
- Kitchen/diner with utility and downstairs WC
- Close to Highams Park Lake and Epping Forest



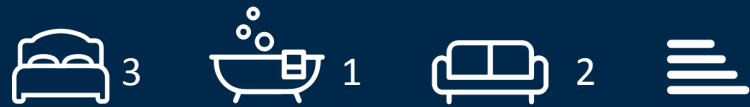
hello@william-rose.com
https://www.william-rose.com/

30 The Avenue, Highams Park, E4 9LD
02085042440

hello@william-rose.com
https://www.william-rose.com/

3 Beech Hall Road, London E4 9NJ

A charming Edwardian family home on one of Highams Park's most desirable roads, offering spacious living, period character, and a lovely rear garden. Ideally located close to Highams Park Station, local cafés, Epping Forest, and excellent schools — perfect for families and commuters alike.



Council Tax Band: D



Situated on one of Highams Park's most desirable tree-lined roads, this beautifully presented Edwardian Beautifully presented Victorian family home blends timeless period character with modern family living. The red-brick façade, decorative gables, and sash windows create striking kerb appeal, while the thoughtfully arranged interior offers generous living spaces over two floors.

The ground floor features two elegant reception rooms with classic bay windows and ornate details, providing versatile areas for both relaxation and entertaining. To the rear, a spacious kitchen/dining area opens directly onto the garden, creating the perfect setting for family life and social gatherings. A convenient utility area and ground-floor WC complete the layout. Upstairs, three well-proportioned bedrooms and a contemporary family bathroom offer excellent accommodation for growing families.

Outside, the mature rear garden provides a private retreat with a large shed, ideal for storage or a potential home studio.

Located within walking distance of Highams Park Overground Station, residents enjoy fast and direct links to Liverpool Street, making it ideal for commuters. The area is highly sought after by families, falling within the catchment of several Ofsted-rated 'Good' and 'Outstanding' schools, including Highams Park School, Oakhill Primary, and Handsworth Primary.

The nearby Highams Park Lake and Epping Forest offer scenic walks and outdoor recreation, while the local centre boasts an excellent range of cafés, restaurants, and independent shops.

This wonderful home combines period elegance, practicality, and an exceptional location—perfect for families and professionals seeking a vibrant community with excellent transport and schooling options.