

McRae's

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

**A Handsome 3 Bedroom Mid Terrace Residence, Set In A Prime Location..
Full of Period Charm & Just A Short Stroll From Highams Park Village...**



Guide Price £850,000 Freehold

Occupying a prime Highams Park location in the much sought after Beech Hall Road, this impressive 3 bedroom mid terrace combines period features with generous family accommodation laid out over two floors, as well as outstanding potential for re-configuration and extension, if and when required, (STPP).

This much loved home offers all the hallmarks buyers seek from a period property: high ceilings, spacious rooms, excellent natural light and a wonderful sense of character throughout. The ground floor has strong kerb appeal and includes an impressive hallway, plus front and rear receptions that allow flexible living and entertaining space, alongside a separate breakfast room that leads through to the well designed and modern fitted kitchen. Upstairs, there are two doubles and a single, that are served by a family bathroom with the added convenience of a separate W.C. Externally, there is a delightful rear garden, which is mainly laid to lawn with a generous patio area, creating the perfect setting for children to play, al fresco dining, as well as future landscaping ambitions! Conveniently situated, this property is within easy walking distance of the excellent range of independent cafe's, restaurants and shopping facilities found in Highams Park, while the

Mainline Train Station offers direct services into London Liverpool Street, (Approx 20 mins journey) making it an ideal choice for families and commuters alike. Families are particularly well served by various local transport links and a selection of well regarded primary and secondary schools, together with a vast range of open spaces to enjoy, including the glorious Highams Park Lake, Epping Forest and Larks Wood.

All in all, this property represents the perfect balance of London connectivity and suburban lifestyle. This house has been cared for and is ready to move into immediately, whilst offering the opportunity for a new owner to add their own style and enhancements as and when they choose.

**Local Authority London Borough Of Waltham Forest
Council Tax Band: D
EPC Rating: D**

Entrance:

The property is set behind a neatly enclosed front paved garden, screened by a low built brick wall and mature hedging, allowing a good degree of privacy from the road. The house is approached via a "timber style" pedestrian gate, where a tiled pathway leads up to the wall mounted Gas meter cupboard and recessed storm porch.

Entrance to:

Reception Hall: (16' 02" x 5' 09") or (4.93m x 1.75m)

This impressive reception hall includes a frosted, part glazed entrance door with casements to the side and top, coved cornice ceiling, a dado rail, a ceiling rose, a single radiator, doors to each room off, plus a good amount of open plan understairs storage space, that also houses the wall mounted electric meter. An attractive staircase rises to the first floor, whilst the ornate balustrading and high ceilings enhance the sense of space, creating a warm and welcoming first impression.

Reception One: (16' 05" x 13' 05") or (5.00m x 4.09m)

into Bay

A beautifully proportioned and characterful main reception that is flooded with natural light via an attractive double glazed bay window with "leaded light style" top casements that overlook the front aspect. The room offers impressive high ceilings with decorative cornicing, a ceiling rose, a single radiator and a picture rail that complements the sense of space and period charm.

A striking feature fireplace (untested) with an ornate surround and tiled hearth forms an elegant focal point, while the generous layout comfortably accommodates both seating and entertaining areas. This bright and welcoming living space combines traditional features with everyday comfort, creating an ideal setting for relaxation and family living.

Reception Two: (13' 02" x 10' 03") or (4.01m x 3.12m)

A charming rear reception room, where the period style features include: A coved cornice ceiling, a picture rail, a tiled hearth, and a ceiling rose, together with a single radiator, plus a rear aspect that provides excellent natural light and a lovely view out on to the patio. A part double glazed door (with casements to the side and top), offers direct access to the family sized garden, creating an attractive connection between the indoor and outdoor living space.

Breakfast Room: (13' 03" x 9' 01") or (4.04m x 2.77m)

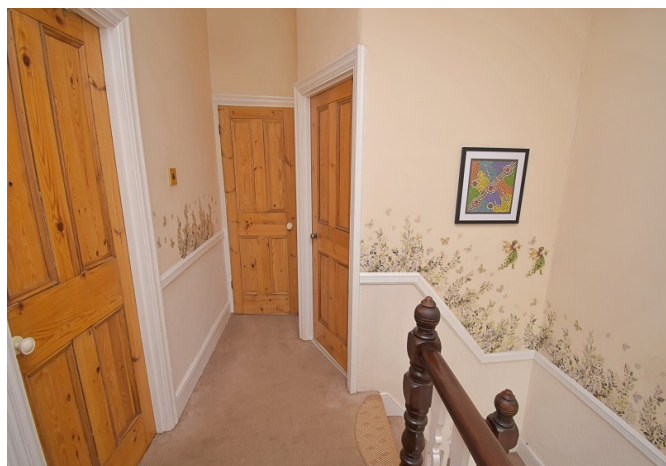
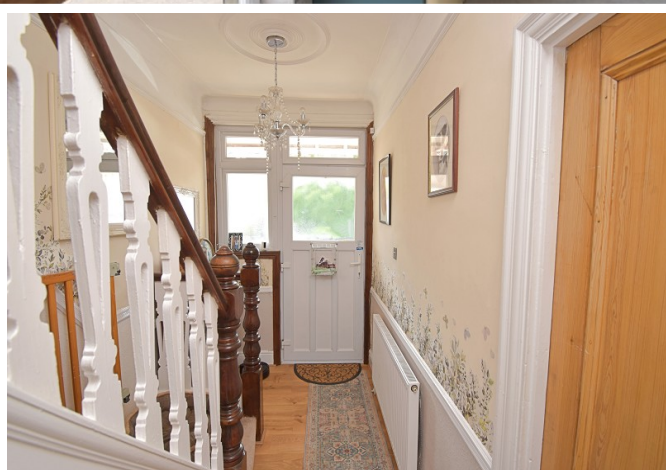
This characterful breakfast room offers an excellent space for informal dining and family meals. The room features a charming "period style" tiled feature fireplace (untested) with a built in surround, overmantel and hearth. Additionally, there is a full length storage cupboard with top boxes, together with a "farmhouse style" dresser that provides an attractive focal point and excellent storage/display space. This unit combines glazed display cabinets, open shelving and a range of cupboards and drawers below, allowing practical storage whilst enhancing the rooms character and warmth. Other features include: a picture rail, single radiator, room for a full size freezer, plumbing provision for a condenser/dryer, plus double glazed, dual aspect windows to the side.

Multi pane door to:

Kitchen: (10' 0" x 7' 0") or (3.05m x 2.13m)

This modern and well appointed kitchen features ceiling downlights, a single radiator, an inset single sink unit with mixer tap and drainer, a neatly fitted arrangement of "soft close" wall and base cabinetry, (one of which houses the boiler) that complements the ample amount of worktops, drawers, and part tiled splashbacks.





Kitchen: (10' 0" x 7' 0") or (3.05m x 2.13m)

Appliances include: an integrated electric oven and microwave with storage above and below, a four ring gas hob with an overhead extractor hood, room for an undercounter fridge, plus space and plumbing provision for an automatic washing machine and dishwasher. A rear facing single glazed window provides pleasant garden views, while a part double glazed door to the side (with frosted casement), offers direct access out to the patio, creating an excellent flow for outdoor dining and entertaining. Finished in a stylish colour palette, this kitchen combines practicality with attractive presentation.

First Floor Landing: (11' 09" x 8' 02") or (3.58m x 2.49m)

Stairs rising to the first floor landing and accommodation, which comprises a dado rail and doors to each room off.

Bedroom 1: (16' 05" x 12' 06") or (5.00m x 3.81m)

This generously sized principal bedroom features a picture rail, a single radiator, a striking feature fireplace (untested) with a decorative surround and mantel, creating an attractive focal point within the room. Fitted with display shelving and incorporating stained glass detailing, the fireplace adds character and individuality whilst providing useful display space.



Bedroom 1: (16' 05" x 12' 06") or (5.00m x 3.81m)
Cont...

To the front elevation is a large bay window with "leaded light style" top casements, that flood the room with natural light and allow a pleasant outlook over the road below. The room offers excellent space for a double or king size bed alongside a full range of bedroom furniture, with high ceilings adding to its character and charm.

Bedroom 2: (12' 09" x 10' 01") or (3.89m x 3.07m)

Picture rail, a single radiator, a charming built in mirrored wardrobe, a feature fireplace with tiled hearth and double glazed window with top casement to the rear elevation, overlooking the neighbourhood gardens.

Bedroom 3: (8' 09" x 6' 09") or (2.67m x 2.06m)

This versatile third bedroom features a picture rail, a single radiator, an "Oriel style" bay window with "leaded light style" top casements allowing a pleasant overview of the road below. This room is well suited as a nursery, child's bedroom, a guest room, or even a home office.





Bathroom: (9' 01" x 5' 03") or (2.77m x 1.60m)

This bathroom features fully tiled walls and flooring, recessed down lights, a vanity wash hand basin with mixer tap and storage beneath plus a panel enclosed bath with "period style" mixer tap and hand held shower attachment. Additionally, there is a corner shower enclosure, incorporating a wall mounted overhead shower attachment, rainfall spray, thermostat and seat. Further benefits include a wall mounted heated towel rail, and a part double glazed frosted window (with top casement) to the rear aspect, that provides natural light and ventilation. The bathroom offers a stylish and practical space, perfectly suited to all the families needs.

Separate WC: (5' 0" x 2' 05") or (1.52m x 0.74m)

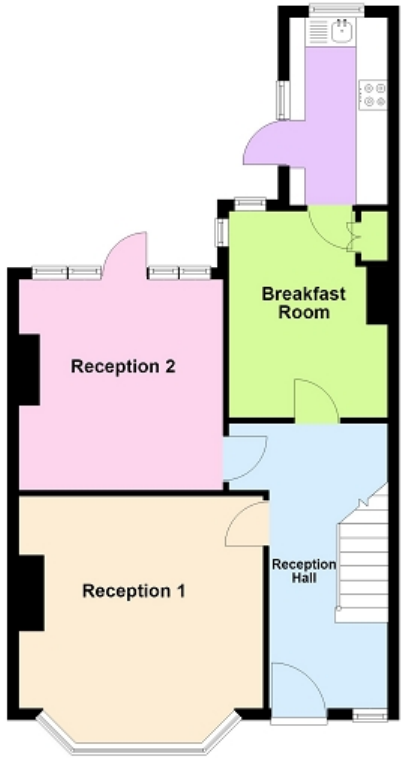
Incorporates a wall mounted hand rail, a low flush W.C., and double glazed casement windows to the rear elevation.

Rear Garden:

This delightful rear garden offers a really pleasant outdoor space with excellent potential for further landscaping and family enjoyment. There is a generous paved patio terrace, ideal for outdoor dining and entertaining, complemented by planting borders and a useful outside water tap. The garden does back on to the London Overground railway line, meaning there is no directly adjoining residential properties to the rear. Additional features include a storage shed with entrance door and a single glazed window. Beyond the patio, the garden is predominantly laid to lawn and extends to the rear section which features an impressive tree that provides character and natural shade, at the far end.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.