

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metageo (2020).

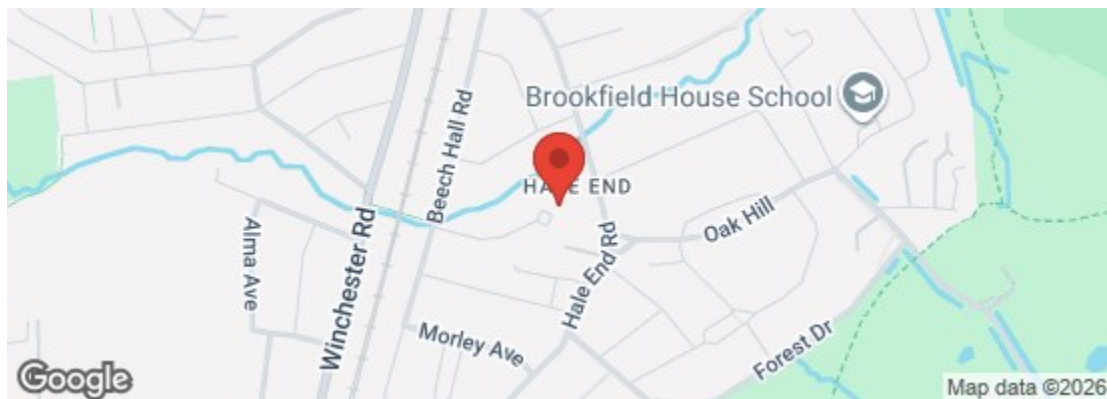
Council: Waltham Forest | Council Tax Band: D | Floor Area: 959.00 sq ft

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Beech Hall Crescent, Highams Park, E4 9NW  
Offers Over £600,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

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



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled in the tranquil Beech Hall Crescent, this charming house in Highams Park offers a delightful blend of comfort and convenience. Spanning an impressive 959 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The property boasts a first floor bathroom and is set within a peaceful cul-de-sac, ensuring a serene living environment. For those who commute, Highams Park Station is just a short walk away, providing excellent transport links to London and beyond. Additionally, the picturesque Highams Park Lake is nearby, offering a lovely spot for leisurely strolls or outdoor activities.

Parking is available for one vehicle, adding to the practicality of this delightful home. The area is also known for its highly regarded schools, making it an excellent choice for families looking to settle in a community-focused neighbourhood. With the added benefit of being chain-free, this property presents a wonderful opportunity for prospective buyers. Don't miss the chance to make this lovely house your new home.

