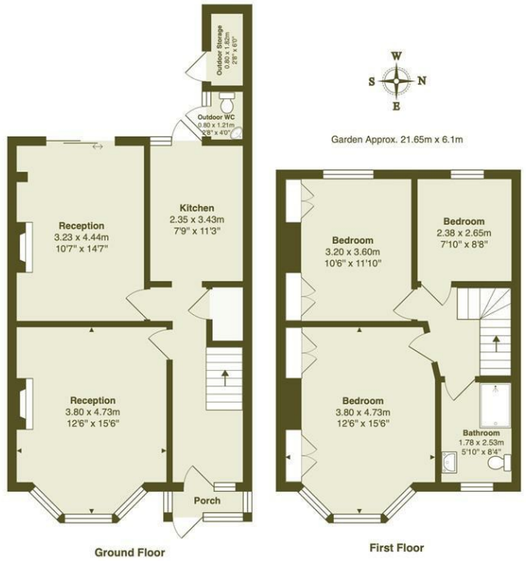
THE STOW BROTHERS



Total Area (Excluding Outdoor WC & Outdoor Storage): 97.6 m² ... 1051 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Porch

Reception
12'5" x 15'6"

Reception
10'7" x 14'6"

Kitchen
7'8" x 11'3"

Outdoor WC
2'7" x 3'11"

Outdoor Storage
2'7" x 5'11"

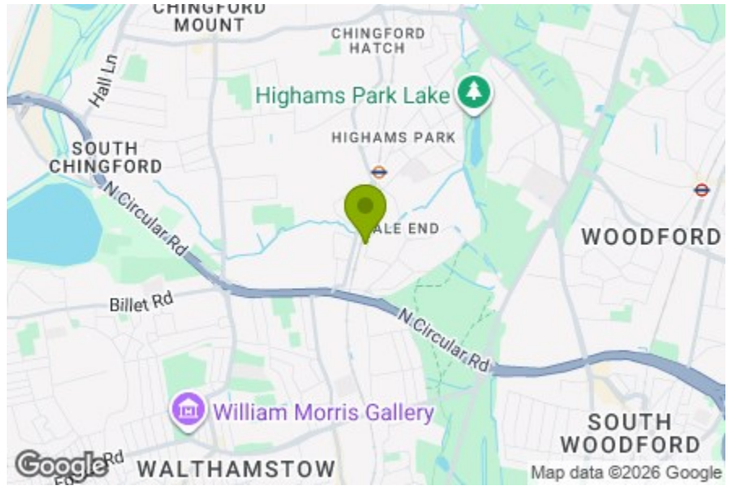
Bedroom
12'5" x 15'6"

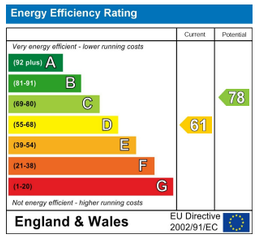
Bedroom
10'5" x 11'9"

Bedroom
7'9" x 8'8"

Bathroom
5'10" x 8'3"

Garden
71'0" x 20'0"





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BEECH HALL ROAD, HIGHAMS PARK

Offers In Excess Of £825,000 Freehold

3 Bed House - Mid Terrace

Features:

- Three Bedroom House
- Mid Terrace Victorian
- Approx. 1051 Square Foot
- Potential To Extend (STPP)
- Being Sold on a Chain Free Basis
- Moments From Highams Park Station
- Circa 71 Foot West Facing Garden
- Short Walk to Epping Forest

A charming three bedroom Victorian terrace in the heart of Highams Park, full of period character, generous proportions and exciting possibilities. With a wonderfully long west-facing garden, plenty of scope to make it your own and Epping Forest just a short stroll away, this is a home with so much to offer. Add in the independent favourites, friendly neighbourhood feel and excellent connections of Highams Park, and it's easy to see why this corner of East London is so well loved.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE.....

Beyond the traditional Victorian façade, you'll discover a home filled with character and plenty of potential. The front reception room is a lovely place to unwind, with a large bay window drawing in natural light, decorative cornicing and a feature fireplace providing a sense of its history. A second reception room offers more space to relax, entertain or gather around the dining table, while the separate kitchen features wooden cabinetry and access to the garden. The interiors offer an exciting opportunity to introduce your own style and create a home that feels entirely your own, while retaining its lovely Victorian character.

Upstairs, you'll find three well-proportioned bedrooms, each with its own character and plenty of potential. The principal bedroom is particularly generous, with a bay window and fitted wooden wardrobes, while the second bedroom also enjoys built-in storage. The third bedroom could work equally well as a child's room, guest bedroom or home office, with a family bathroom completing the floor. Across approximately 1,051 square feet, there's plenty of room to settle in and grow.

The garden is a real highlight. Stretching approximately 71 feet and facing west, it's a wonderful spot for long summer afternoons, outdoor dining and enjoying the evening sunshine. A paved patio leads onto a generous lawn, with established greenery adding a lovely natural backdrop. There's also potential to extend the property, subject to planning permission, offering even more possibilities for the future. And with the sale offered chain free, the next chapter could begin sooner than you think.

WHAT ELSE?

- Highams Park has a wonderful village feel, with a lovely mix of independent places to eat, drink and spend time. Enjoy a meal at Yaz Restaurant, discover craft beers at The Stag & Lantern micropub, or settle in for a glass of wine at Vino Tap. Around The Avenue and Winchester Road, you'll find plenty more cafés, shops and local favourites, all adding to the neighbourhood's friendly, community-focused character.

- With Epping Forest and Highams Park Lake just a short walk away, there's plenty of beautiful green space to enjoy on your doorstep. Spend weekends exploring the woodland trails, wandering around the lake or stopping for a coffee and something to eat at Humphry's Café, perfectly placed beside the water.

- Getting around couldn't be easier. Highams Park Station is moments away, with Weaver line services towards Liverpool Street and connections to the Victoria line at Walthamstow Central. There's also a good choice of local schools, making this a particularly appealing neighbourhood for families looking to enjoy both city connections and green open spaces.



A WORD FROM THE EXPERT....

One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach.
Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value.
What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London.

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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