



Total Area (Excluding Garage): 103.9 m² ... 1118 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.

Reception
12'7" x 15'8"

Reception
19'0" x 15'7"

Kitchen
7'9" x 9'10"

Bedroom
6'8" x 9'3"

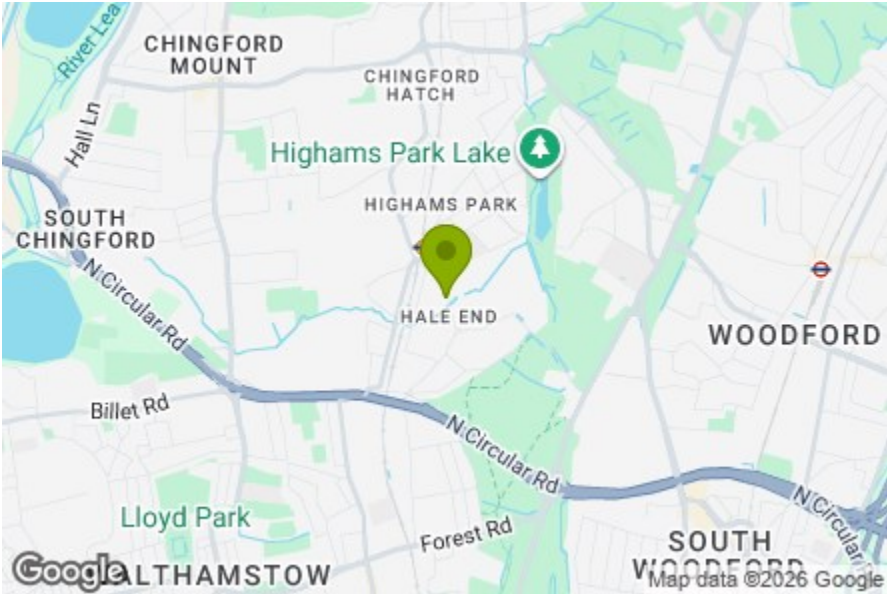
Bedroom
11'8" x 15'8"

Bedroom
10'4" x 12'1"

Bathroom
5'6" x 6'8"

Garden
25'9" x 21'3"

Garage
16'8" x 8'0"



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	



HALE END ROAD, HIGHAMS PARK

Offers In Excess Of £725,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Chain Free
- Private Garage
- End Of Terrace
- Potential to Extend (STPP)
- Moments to Highams Park Station
- Short Walk to Highams Park Lake
- Approx 1118 Square Foot

Set close to the heart of Highams Park, this three-bedroom end-of-terrace home combines generous living space with a particularly handy location. Highams Park station, the shops and independents around the centre, and the greenery of Highams Park Lake are all close by, while the house comes chain free with a private garage and scope to extend, subject to planning permission.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step inside and the hallway leads first to the front reception, a well-proportioned room with a broad window drawing in plenty of daylight. Continue through and there's a second, larger reception beyond, giving the ground floor two distinct living spaces and plenty of flexibility for everyday life. From here, the layout carries on towards the rear, where the separate kitchen sits overlooking the garden. A side door from the kitchen provides direct access outside.

Upstairs, the landing connects all three bedrooms and the family bathroom. The largest bedroom sits at the front, with a second double positioned to the rear and the third bedroom alongside at the front. The bathroom is towards the rear and includes a bath with shower above. At approximately 1,118 square feet, there's already a good amount of space across the two floors, with further potential to extend subject to the usual permissions.

Outside, the rear garden offers plenty of room to make your own,

while the separate private garage is a particularly useful addition for parking, bikes or storage. It's a home with a practical footprint and plenty of possibilities, all within a well-loved pocket of Highams Park.

WHAT ELSE?

- Highams Park centre has a friendly, village-like feel, with the clock tower and railway crossing at its heart. Local favourites include Stag & Lantern and Vino Tap, while Highams Park station provides Overground services towards Liverpool Street.
- Highams Park Lake is close by for waterside walks and a slower weekend morning, with Humphry's Café on hand for something to eat or drink. Beyond the lake, Epping Forest opens up miles of woodland and green space.
- North Chingford is also within easy reach, adding plenty more places to eat and drink around Station Road, including Sushi Monster, Rusty Bike Thai and Gina, with Chingford station providing another useful Overground connection.



A WORD FROM THE EXPERT...

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat.

If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4".

JON VIDAL
E4 BRANCH MANAGER

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