



HALDAN ROAD, LONDON

Offers In Excess Of £875,000 Freehold

5 Bed House - Mid Terrace



Features:

- Five Bedroom House
- Mid Terrace Edwardian
- Approx. 1188 Square Foot
- Moments from Highams Park Station
- Downstairs WC
- Circa 46 Foot South Facing Garden
- Short Walk to Epping Forest

Set on a tree-lined street in one of the most sought-after roads in Highams Park, this Edwardian mid-terrace offers five bedrooms arranged across three floors and measures around 1,188 square feet. A thoughtful layout includes a convenient downstairs WC, while at the rear a south-facing garden extends to approximately 46 feet, providing ample outdoor space to enjoy. The location is particularly appealing, with Highams Park Station just moments away for easy city connections and the wide expanse of Epping Forest within a short walk for weekend escapes. Generous proportions and access to both transport and nature create a rare balance of lifestyle and convenience.

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IF YOU LIVED HERE....

With its red-brick façade, white detailing and tall windows, this home has an immediate charm, further enhanced by greenery at the front and classic styling.

Inside, the hallway welcomes you with timber flooring and a painted staircase rising to the upper levels, while light filters through the glazed panel above the door. A WC beneath the stairs makes good use of space with a clean finish.

Bright and inviting, the reception room has wide front windows drawing in natural light. A decorative fireplace with cast-iron insert adds character, while timber flooring enhances the period feel. To the rear lies a generous open-plan kitchen, dining, and reception area, the centrepiece of modern living. A skylight and wide glass doors pour daylight across the room, while a central island creates an effortless gathering point. Wooden flooring continues throughout as the space flows from cooking to dining to relaxing, before opening onto the garden for easy indoor-outdoor living.

The south-facing garden is bathed in sunlight. A paved terrace provides the perfect spot for al-fresco dining, while the lawn stretches beyond with mature planting and trees offering privacy and tranquillity.

On the first floor, three bedrooms are arranged around the landing. The main double at the front features broad windows and a period fireplace, while the rear bedroom enjoys leafy outlooks. A smaller front-facing room with views of the street below offers

a versatile layout. The bathroom is styled in soothing tones, with a tiled wall framing the bath and indulgent rain shower. Refined finishes combine to create a serene retreat.

The top floor hosts the main bedroom, a generous sanctuary with skylights, a wide window, built-in storage and access to the eaves, while a further bedroom provides a peaceful, flexible space overlooking greenery.

This home sits in the sought-after Highams Park area, surrounded by a welcoming mix of independent cafés, lively pubs, and green spaces. A short stroll brings you to Biba & Wren and Yaz, both offering fresh coffee and relaxed brunches in a friendly setting. For evenings out, The Stag and Lantern serves craft beers while Vinotap is the perfect spot for a glass of wine from their incredible selection. Meanwhile, The Royal Oak and The Larkshall offer hearty plates and great pub gardens for the summer. For fresh air, Highams Park Lake offers a peaceful spot for walking and unwinding among nature. Epping Forest is minutes away by car, train or bus and provides miles of woodland walks and bike rides. Families are well served, with excellent schools nearby, including the Ofsted Outstanding-rated Selwyn Primary School just 2 minutes away. Plenty of community activities from pop-up markets to summer fairs means there's always something to do.

WHAT ELSE?

Highams Park Station is just 6 minutes from the doorstep, providing swift connections



A WORD FROM THE OWNERS.....

"Highams Park is London's best kept secret and we will be forever grateful that we discovered it. With its mix of green space, independent cafes and shops, and community feel, it's truly been a wonderful home for us. The area is known for how friendly it is and we've loved getting to know so many lovely people and families locally - and especially on our road and the immediately surrounding streets. It's been brilliant place for our two daughters to go to nursery and to start at an outstanding local school. Our house has been renovated throughout and we especially love the large, open-plan kitchen-dining area. It's a wonderful family room and perfect for socialising, especially with the doors to the garden wide open in the summer. The loft extension has also been brilliant, giving us a large master bedroom with view of the treetops and a dedicated home office. We hope the next owners enjoy this lovely home as much as we have."

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Reception Room
11'5" x 12'7"

Bedroom
9'10" x 11'1"

Kitchen/ Dining/ Reception Room
16'11" x 20'7"

Bathroom
6'7" x 7'7"

WC

Bedroom
8'5" x 16'4"

Bedroom
6'8" x 7'7"

Bedroom
6'3" x 7'7"

Bedroom
9'10" x 10'11"

Garden
18'0" x 45'11"



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