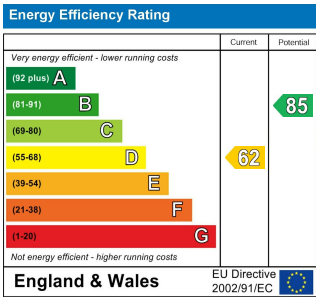
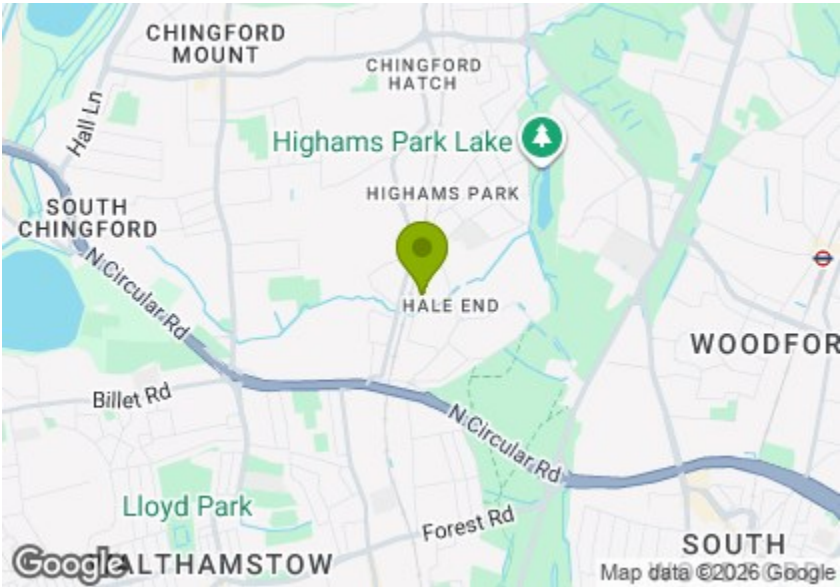




Total Area: 112.0 m<sup>2</sup> ... 1206 ft<sup>2</sup>

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.



## BEECH HALL ROAD, HIGHAMS PARK

Offers In Excess Of £900,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Moments From Highams Park Station
- Potential to Extend (Planning Permission Granted for Ground Floor and Loft Extension)
- Approx 1206 Square Foot
- Short Walk to Epping Forest
- Circa 30 Foot Rear Garden
- Quiet Residential Location

A flawlessly finished three-bedroom Edwardian terrace home, strikingly brick-fronted and thoughtfully designed throughout, located just moments from Highams Park. Already spanning over 1200 square feet, the property also offers potential to extend, making it the perfect place to lay down roots.

Step beyond the secluded 30-foot rear garden and you'll find both Highams Park and Walthamstow within easy reach, offering speedy access to fantastic amenities, excellent transport links, and the ancient woodlands of Epping Forest.

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# IF YOU LIVED HERE...

Behind that striking period frontage, you'll find a generously sized home that's ready to move into. With everything immaculately finished, settling in will be a breeze, you can simply sit back and enjoy all the care that's gone into it.

Your impressive hallway immediately sets the tone, with its antique-style column radiator and ornate cornicing. The spacious front reception is equally immaculate, featuring custom shutters, bespoke carpentry and a striking ceiling rose.

The rear reception is just as stunning, with expertly crafted shelving and a considered deep colour palette. The adjoining kitchen offers stylish units, high-spec appliances, spotless tiling, immaculate decor, and an abundance of natural light. The lean-to adds convenience, while beyond, the smartly landscaped, low-maintenance garden boasts a rich mix of mature foliage.

Upstairs, you'll find three immaculate bedrooms, each finished with the same thoughtful touches, and a show-stopping bathroom complete with a freestanding tub and vintage-style fittings.

Highams Park is your nearest station - a five minute stroll away. From there you

can nip to Liverpool Street on the Weaver Overground in around 25 minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End). En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens.

## WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just five minutes on foot too.
- Parents will be pleased to know you have an abundance of great schools in the area.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



## A WORD FROM THE OWNER.....

"Living in Beech Hall Road has been an absolute joy. The house itself is beautiful inside and out, the neighbours are wonderful - we're so sad to leave them - and being this close to the amenities of the high street and train station (20 minutes to Liverpool Street!) is incredible. Each room is a good size and it being an Edwardian terrace means that it's wider. The garden is great for kids, but it's not so big that there's a tremendous amount of storage space. In all we have loved our time in Beech Hall Road and want to find buyers who will love our house as much as we do."

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- Hall**

**Storage**

**Reception Room**  
13'7" x 13'8"

**Reception Room**  
20'0" x 11'10"

**Kitchen**  
8'11" x 13'2"

**Storage**

**Lean To**  
9'2" x 8'8"
- Bedroom**  
11'3" x 13'8"

**Bedroom**  
8'2" x 9'4"

**Bathroom**  
9'6" x 8'2"

**Bedroom**  
10'0" x 12'1"

**Garden**  
28'2" x 16'4"

**Side Return**  
23'1" x 10'2"



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