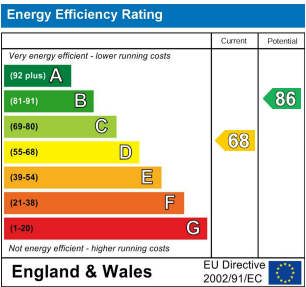
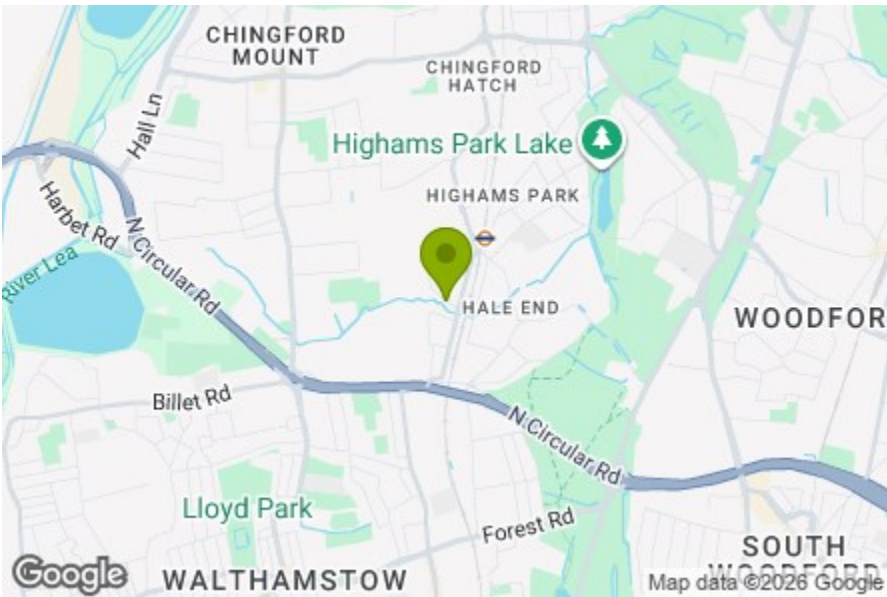




- Hall
- Storage
- WC
- Lounge
11'5" x 12'6"
- Kitchen/ Dining Room
17'0" x 16'4"
- Bedroom
10'7" x 12'6"
- Bedroom
5'10" x 9'2"
- Bathroom
5'10" x 7'8"
- Bedroom
10'5" x 11'7"
- Garden
51'2" x 16'10"



HALDAN ROAD, HIGHAMS PARK

Offers In Excess Of £800,000 Freehold

3 Bed House - Mid Terrace

Features:

- Three Bedroom House

• Mid Terrace Edwardian

• Approximately 896 Square Foot

• Short Walk to Highams Park Station

• Circa 52 Foot South Facing Garden

• Potential to Extend (STPP)

• Downstairs WC

• Close Proximity to Epping Forest

Set on a peaceful street near Epping Forest in much-loved Highams Park, this flawlessly restored three-bedroom Edwardian mid-terrace home provides the perfect blend of charm and practicality.

Across nearly 900 square feet, highlights include a bright reception room, a spacious open-plan kitchen and dining area, a convenient ground floor WC, and a first-floor family bathroom. To the rear, there's a generous 52-foot south-facing garden. The home also benefits from exciting potential to extend further (subject to the usual planning permissions), offering a nice bit of flexibility in a wonderfully family-friendly area.



E11, E7, E12 & E15

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IF YOU LIVED HERE...

Beyond the smart brick frontage, you'll find an impressive home that effortlessly blends period charm and contemporary convenience.

The front reception room is wonderfully bright thanks to the generous windows, with pristine decor complemented by characterful touches such as parquet flooring and a wood-burning stove.

The flooring and light flow through to the kitchen-diner at the rear, offering an open-plan experience within two distinct spaces. The style is just as considered here... From the butler basin and brass fittings to the sleek worktops and shaker-style units, every detail has been thoughtfully chosen. A central island is perfect for informal gatherings, while there's ample space for a full dining table. The ground floor WC and storage provide added convenience.

Outside, the 52-foot south-facing garden offers a raised sun-trap patio and generous lawn, all beautifully secluded by mature trees.

Upstairs, the first floor hosts three bright bedrooms (one with built-in storage)

alongside a stylish family bathroom, complete with a large walk-in shower and vintage-style fittings.

Handily, it's a short walk from Highams Park station, where you can nip to Liverpool Street on the Weaver line of the Overground in around 25 minutes. Despite being so well connected to central London, the picturesque woodland and quaint amenities make Highams Park something of a hidden gem in the capital. As well as having a thriving food scene, the area is home to a vast amount of green space, including, of course, Highams Park itself, which houses a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to the Victoria line.

WHAT ELSE?

- You'll find a thriving food and drink scene around the quaint centre of Highams Park. Be sure to check out Vino Tap, The Stag & Lantern Micropub and Yaz, but there are many other hidden gems.
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Parents will be pleased to know you have an abundance of great schools in the area, one of the reasons it's such a popular area with families.



A WORD FROM THE OWNERS..

"We loved being in Highams Park, we're a short walk from shops, cafés and lots of green parks and still only 30 minutes commute to Liverpool St. Highams park has a great community and our house is peaceful with our sunny back garden backing straight onto a stream and lots of trees."

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