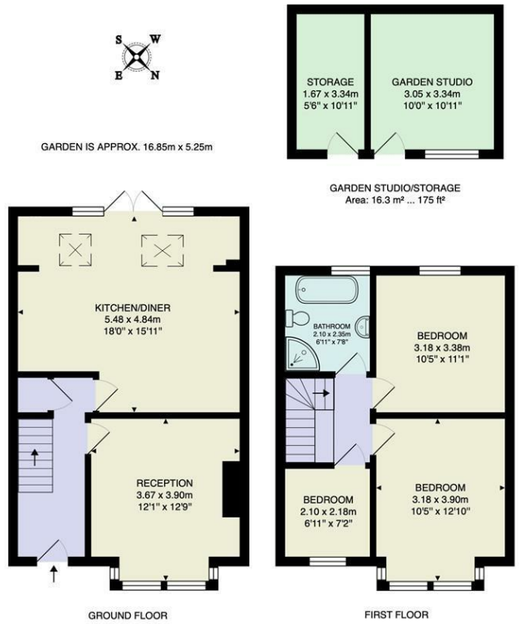


Total Area (Excluding Garden Studio/Storage): 86.5 m² ... 931 ft²

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
12'0" x 12'9"

Kitchen/ Diner
17'11" x 15'10"

Bedroom
6'10" x 7'1"

Bedroom
10'5" x 12'9"

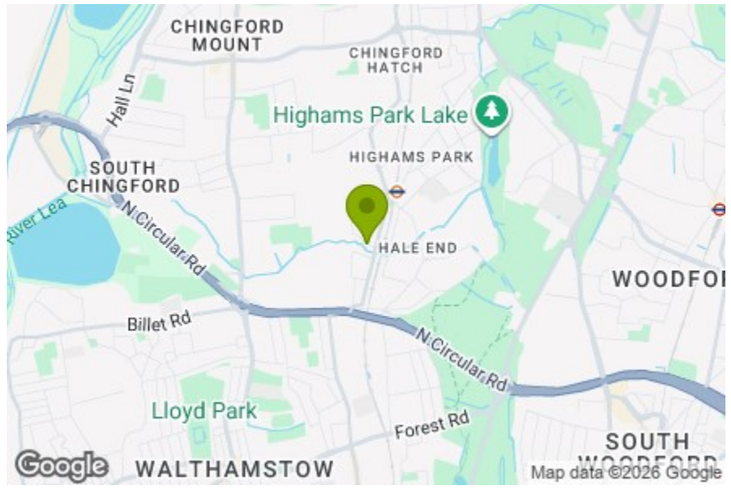
Bedroom
10'5" x 11'1"

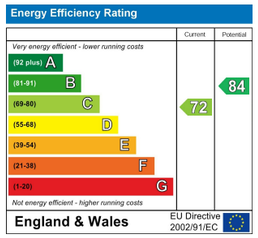
Bathroom
6'10" x 7'8"

Garden
55'3" x 17'2"

Garden Studio
10'0" x 10'11"

Storage
5'5" x 10'11"





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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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HALDAN ROAD, HIGHAMS PARK

Offers In Excess Of £725,000 Freehold

3 Bed House - Mid Terrace

Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Easy Access to Highams Park Station
- Approx. 931 Square Foot
- Potential To Extend (STPP)
- Garden Studio
- Short Walk to Epping Forest
- Circa 55 Foot Rear Garden

Positioned on a quiet road in the sought-after area of Highams Park - just a short stroll from Epping Forest, this bright three-bedroom mid-terrace Edwardian home has been thoughtfully restored with care and imagination.

Spanning approximately 931 square feet, it offers a bright reception room, a spacious kitchen-diner, and a first-floor family bathroom. To the rear, a south-west facing garden offers a fully powered studio, perfect for a variety of uses. There is also the exciting potential to extend further (subject to the usual permissions), providing excellent future wiggle room.

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IF YOU LIVED HERE...

Beyond the striking brickwork, the reception space is bright yet warm and inviting. A neutral colour palette, paired with white wood flooring, enhances the sense of space, while period features such as a ceiling rose add character and charm.

To the rear, the kitchen-diner is perfectly positioned and thoughtfully designed, featuring smart appliances, inky blue cabinetry, and a convenient breakfast bar. Generous patio doors open onto a large south-west facing, sun-trap garden, perfect for both seasoned and budding gardeners. A fully powered studio at the rear adds valuable versatility.

Upstairs, you'll find three bedrooms, all styled to the same immaculate standard as the ground floor. The bathroom is particularly impressive, complete with a freestanding tub and a sleek walk-in shower.

Handily, it's a short walk from Highams Park station, where you can nip to Liverpool Street on the Weaver 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 London Underground's 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 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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