



Total Area: 105.4 m² ... 1135 ft²
All measurements are approximate and for display purposes only.

Reception Room
15'11" x 13'4"

Reception Room
12'1" x 9'8"

Kitchen/ Diner
19'9" x 9'2"

Bathroom

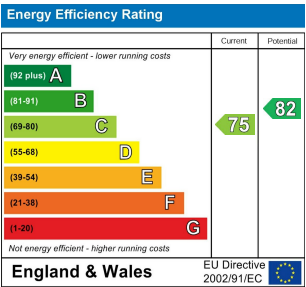
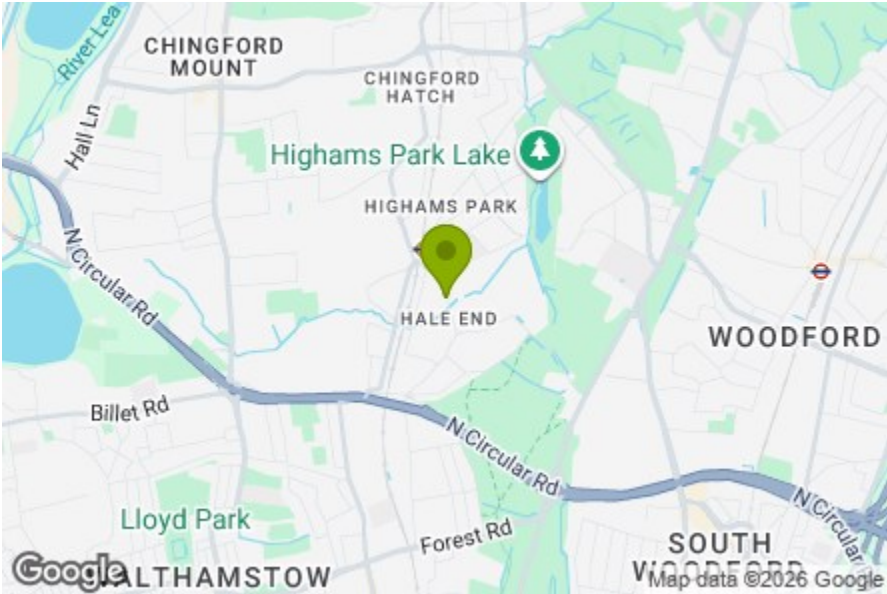
Bedroom
15'11" x 12'0"

Bedroom
9'2" x 7'3"

Bedroom
12'1" x 10'11"

Bathroom
8'2" x 6'7"

Garden
36'1"



HALE END ROAD, HIGHAM PARK

Offers In Excess Of £800,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Approx. 1135 Square Foot
- Chain Free
- Moments from Highams Park Station
- Potential To Extend (STPP)
- Circa 36 Foot West Facing Garden
- Short Walk to Epping Forest

This bright and spacious three-bedroom mid-terrace home sits on a residential street in a fantastic part of Waltham Forest, with the charming amenities of Highams Park in one direction and the peace and quiet of Epping Forest in the other. There's a secluded west-facing garden at the rear, as well as two receptions, a dine-in kitchen and plenty of storage, not to mention the lovely period features found throughout. There's also potential to extend, subject to the usual permissions. And as an extra added bonus, it's on the market chain-free.

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IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides - the layout is perfectly balanced, something the Victorians had a knack for - and it already comes in at 1135 square feet, but there's potential to extend further (STPP). Planning on putting in some design work? You've got a fantastic base with the two reception rooms, and the area with the dine-in kitchen and WC at the rear of the ground floor provides a great space. You'll love having all the period features such as the ornate cornicing, ceiling roses and mantelpieces to work around.

Up on the first floor you'll find three bedrooms and a good-sized bathroom, while at the rear your 36 foot west-facing garden is secluded, with rich foliage, a large lawn plus storage.

Beyond your classic frontage, you can stroll to Epping Forest within a few minutes, or Highams Park station in the same amount of time, where you can hop on an Overground which will zip you to Liverpool Street station in around 25 mins (or change two stops

down the line at Walthamstow for access to the nifty Victoria line).

The perks of Walthamstow, such as Lloyd Park and Fellowship Square can be reached around 1.5 miles away, or short hop on the bus, but your Highams Park neighbourhood is buzzing with lively amenities too - just ask one of the friendly locals where to start.

WHAT ELSE?

- Your new local is the grand Royal Oak, a great spot to enjoy good food with a drink.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- 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 EXPERT.....

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. 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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