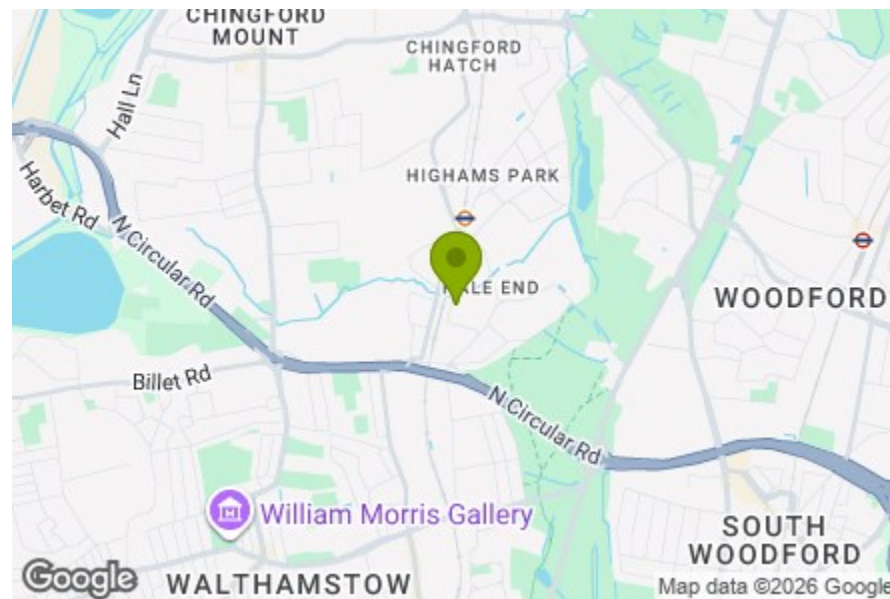


Total Area (Excluding Eaves Storage): 142.1 m² ... 1530 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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 13'9" x 14'2"
- Reception 11'5" x 14'0"
- Kitchen 8'2" x 16'8"
- WC
- Conservatory 11'6" x 4'9"
- Bedroom 14'0" x 14'2"
- Bedroom 11'5" x 14'0"
- Bedroom 8'5" x 10'8"
- Bathroom 5'10" x 6'11"
- Bedroom 13'6" x 18'2"
- Bathroom 6'0" x 8'5"
- Garden 53'3" x 36'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEECH HALL ROAD, HIGHAMS PARK Offers In Excess Of £975,000 Freehold 4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached Victorian
- Moments from Highams Park Station
- Approx. 1530 Square Foot
- Side Access
- Potential To Extend (STPP)
- Short Walk to Epping Forest
- Circa 54 Foot Rear Garden

Situated in much sought-after Highams Park, this beautiful four-bedroom, two bathroom semi-detached home has been expertly arranged across three floors with plenty of highlights both inside and out... There's the converted loft with master and ensuite, the pair of reception rooms and conservatory, plus the secluded garden with side access. All of this comes in at 1530 square feet, but there's even the potential to extend it further.

As well as Highams Park, Walthamstow is close by for amenities and transport links, while the open greenery of Epping Forest is within walking distance.

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IF YOU LIVED HERE...

With 1,530 square feet of living space, this home combines period charm with thoughtful, practical design. From the moment you approach, the classic Victorian frontage sets an elegant tone.

Inside, the beautifully proportioned front reception room is bathed in natural light from a cafe-style shuttered bay window. Original features, including a decorative fireplace and ceiling rose, add character, while timber flooring and carefully chosen wallpaper bring warmth and cohesion. The adjoining second reception continues this considered approach, flowing seamlessly into a conservatory that opens onto a 54-foot rear garden, wonderfully private thanks to mature foliage.

The kitchen, which also provides direct access to the garden, is both stylish and practical, with sleek units, timber worktops, contemporary tiling and well-integrated appliances. A ground-floor WC and additional storage enhance the practicality of the space.

Upstairs, the first floor offers three well-proportioned bedrooms alongside a smart family bathroom. The loft has been thoughtfully converted to create a further bedroom, complete with a sleek en suite and useful eaves storage.

Highams Park is your nearest station - a seven 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...

"We have lived in Beech Hall Road for 26 years. When we moved in we were a young family and it was a great place for the children to grow up. We love the closeness of Epping Forest and Highams Park lake. Now that the children are older we are going to downsize and stay within this lovely area. We will be very sad to leave our beautiful house and garden but also happy for someone new to enjoy it!"

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