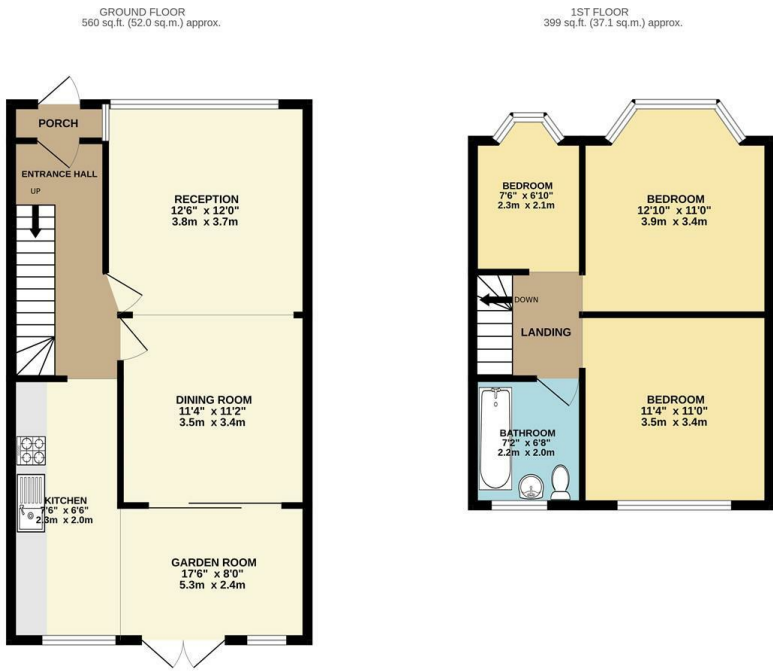




**CHURCHILL**  
estates

## Beech Hall Crescent, Highams Park, E4 9NW

Offers Over £600,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**

Council: Waltham Forest | Council Tax Band: D | Floor Area: 959.00 sq ft

| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            | <b>61</b> |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC                                                          |
|                                             |           |  |



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



Nestled in the tranquil Beech Hall Crescent, this charming house in Highams Park offers a delightful blend of comfort and convenience. Spanning an impressive 959 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The property boasts a first floor bathroom and is set within a peaceful cul-de-sac, ensuring a serene living environment. For those who commute, Highams Park Station is just a short walk away, providing excellent transport links to London and beyond. Additionally, the picturesque Highams Park Lake is nearby, offering a lovely spot for leisurely strolls or outdoor activities.

Parking is available for one vehicle, adding to the practicality of this delightful home. The area is also known for its highly regarded schools, making it an excellent choice for families looking to settle in a community-focused neighbourhood. With the added benefit of being chain-free, this property presents a wonderful opportunity for prospective buyers. Don't miss the chance to make this lovely house your new home.

