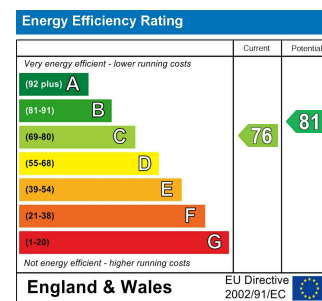
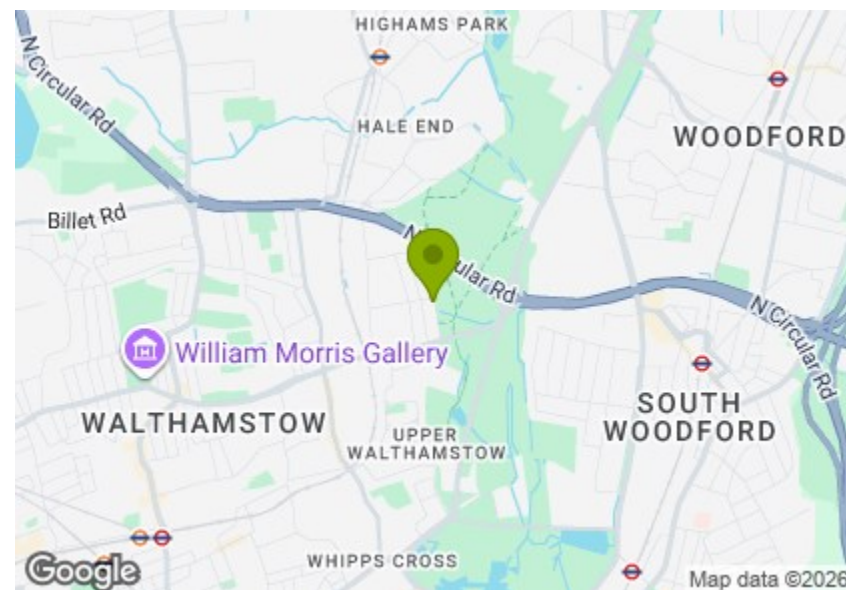




Total Area (Excluding Garden Room & Garden Storage): 132.0 m² ... 1421 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



BEACONTREE AVENUE, WALTHAMSTOW Offers In Excess Of £780,000 Freehold 4 Bed House



Features:

- Four Bedroom Freehold House
- Direct Views of Forest From Front of House
- Large Skylit Extended Kitchen
- West Facing Rear Garden with Deck
- Garden Summerhouse/Studio and Office
- Bay Fronted Reception with Stunning Fireplace
- Converted Loft with En Suite
- Easy Access to Epping Forest and Highams Park Lake
- Close to Wood Street and Highams Park Stations
- Gated Secure Storage Rear Area & Additional Access to Rear Garden

A four-bedroom freehold house offering rare, uninterrupted views across the forest and a wonderful sense of space both inside and out. At the front of the house, the bay-fronted reception room enjoys a striking fireplace that brings character and focus to the space. To the rear, a large extended kitchen is filled with light from overhead glazing and opens out to a west-facing garden with a decked seating area, ideal for evenings outdoors. A summerhouse provides extra space alongside a separate shed, while the converted loft creates a generous main bedroom with its own ensuite. All of this sits just moments from the forest and within easy reach of Wood Street and Highams Park Stations.

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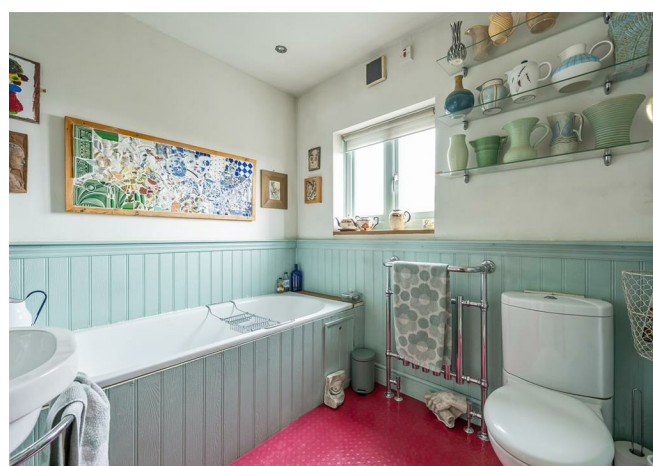
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IF YOU LIVED HERE...

Stepping inside, the hallway sets a welcoming tone with a natural sense of flow, built-in storage and a separate utility area neatly tucked away. From here, you're drawn into the reception room, where a wide bay window forms a perfect place to relax, flooding the room with natural light and giving the space a warm, sociable feel that works just as well for quiet evenings as it does for entertaining.

To the rear, the kitchen and dining area opens out into a generous, open-plan room designed for modern living. Three skylights bring in daylight from above, while bi-folding doors lead straight out to the garden, creating an easy connection between indoor and outdoor space. There's a relaxed openness throughout, with distinct areas for cooking, dining and unwinding that naturally draw people together.

Outside, the garden is arranged across gentle levels, starting with a decked terrace directly from the house before stepping down to a lawn framed by established greenery. Beyond sits a secluded paved dining area, ideal for outdoor entertaining, with the garden room at the far end adding depth and purpose. This versatile space suits a range of uses, while the adjoining storage room, with access from both ends, keeps outdoor life neatly organised.

Upstairs, the first floor offers three bedrooms, including a generous main room with a bay window, alongside a bright bathroom with a relaxed, airy feel. The layout works well for everyday family life, with a balance between comfort and flexibility. Above, the loft bedroom feels like a private retreat, complete with built-in wardrobes, a skylight,

Juliet balcony and ensuite, creating a peaceful escape from the rest of the house.

Life here balances greenery with community, giving you the best of both worlds. Epping Forest is right on your doorstep for walks, cycling and fresh air, with The Doughnut a well-known landmark along the trails. Bisterne Avenue Park offers a great playground close to home. Situated in Upper Walthamstow, there is a strong neighbourhood feel with nearby Wood Street Indoor Market, packed with independent traders and food stalls. Head towards Highams Park for the popular Royal Oak and additional café culture and family friendly events. This property is located in catchments for Good/Outstanding primary and secondary/sixth forms, as well as a specialist SEND school.

WHAT ELSE?

Commuters are well served by Wood Street and Highams Park Stations, both a fifteen-minute walk from home, or just seven minutes by bike for an even quicker start to the morning. Regular bus routes connect easily with surrounding neighbourhoods, making travel simple and flexible throughout the area. The area is soon to be part of the super cycle highway connecting London and out to Essex.



A WORD FROM THE OWNER...

"We moved here from Walthamstow Village after parking became irritating with a toddler. We loved the outlook and access to the forest with a young child, which led to us also getting a dog! Very like the village, this area and this street particularly has a dynamic, supportive and active community. A street NHW and street WhatsApp group. Nearby Highams Park offers café culture, good schools and amenities, so too Wood Street. As we border Woodford Green, easy access, walking or by car for socialising, walks, parks, school and shopping. Our street has its own social side, garden opens, craft fairs, art workshops, history and craft group, dinner groups, and even our own Christmas lights!"

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Reception

12'9" x 14'1"

Kitchen/Diner

18'8" x 22'9"

Utility

Storage

Bedroom

7'6" x 8'7"

Bedroom

10'11" x 15'1"

Bedroom

10'5" x 12'1"

Bathroom

7'10" x 6'11"

Bedroom

17'4" x 14'6"

Ensuite

5'7" x 5'1"

Garden

42'9" x 19'0"

Garden Room

10'4" x 11'1"

Garden Storage

6'7" x 11'9"



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