

## HALE END ROAD, HIGHAMS PARK

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



### Features:

- Three Bedroom House
- Mid Terrace Victorian
- Approx. 1148 Square Foot
- Chain Free
- Moments from Highams Park Station
- Potential To Extend (STPP)
- Circa 36 Foot Rear Garden
- Short Walk to Epping Forest

This light-filled and generously sized three-bedroom mid-terrace home is tucked away on a residential street in one of Waltham Forest's leafiest spots. Head one way and you'll reach the charming amenities of Highams Park; the other, the tranquillity of Epping Forest. At the rear you'll find a private west-facing garden, while inside there are two receptions, a dine-in kitchen, and ample storage, all complemented by lovely period features throughout. There's also scope to extend (subject to the usual permissions), and to top it off, the property is offered chain-free.

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## IF YOU LIVED HERE...

You'll immediately appreciate the sense of space in this two-storey Victorian home. The layout is wonderfully balanced - and with 1135 square feet already on offer, there's still scope to extend further (STPP). If you're planning on putting your own design stamp on the place, you've got a great foundation to start from... Two reception rooms at the front and a generous area to the rear with a dine-in kitchen and WC. Original details such as ornate cornicing, ceiling roses and elegant mantelpieces give you plenty of character to work with.

Head upstairs and you'll find three good-sized bedrooms and a bathroom. Outside, the 36-foot west-facing garden feels brilliantly private, with lush greenery, a wide lawn and handy 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

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**Reception Room**

15'11" x 13'5"

**Reception Room**

12'1" x 9'6"

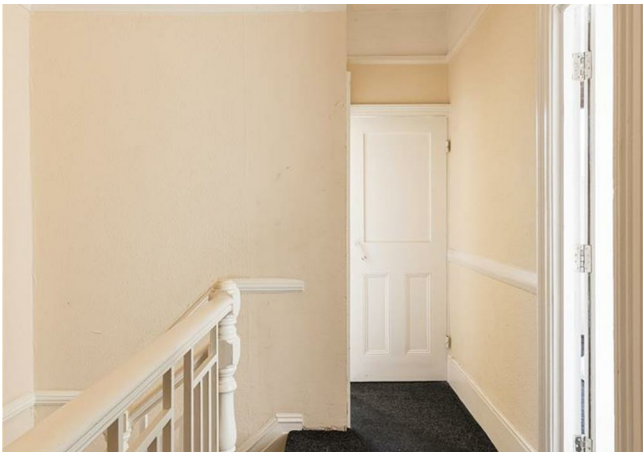
**Kitchen/ Diner**

19'6" x 9'9"

**Bathroom**

**Bedroom**

9'2" x 7'4"



**Bedroom**

16'0" x 11'11"

**Bedroom**

12'2" x 10'11"

**Bathroom**

6'7" x 5'4"

**Garden**

36'1"



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