

## BEECH HALL ROAD, HIGHAMS PARK

### Offers In Excess Of £925,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace Edwardian
- Moments from Highams Park Station
- Approx. 1090 Square Foot
- Potential To Extend (STPP)
- Downstairs WC
- Short Walk to Epping Forest
- Circa 42 Foot Rear Garden
- Garden Studio

A flawlessly finished three-bedroom Edwardian mid-terrace home, strikingly brick-fronted and thoughtfully designed throughout, located just moments from Highams Park. Already spanning 1090 square feet, the home also offers potential to extend, bringing added peace of mind.

The interiors are packed with highlights, such as the ground floor WC and beautiful first floor bathroom, while outside you'll find a 42 foot garden with an impressive studio at the rear.

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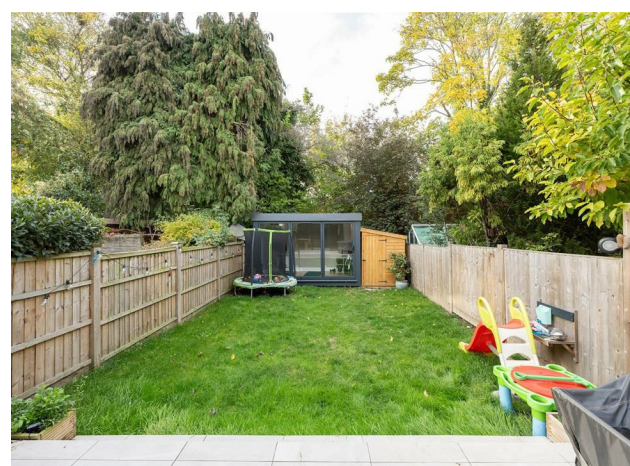
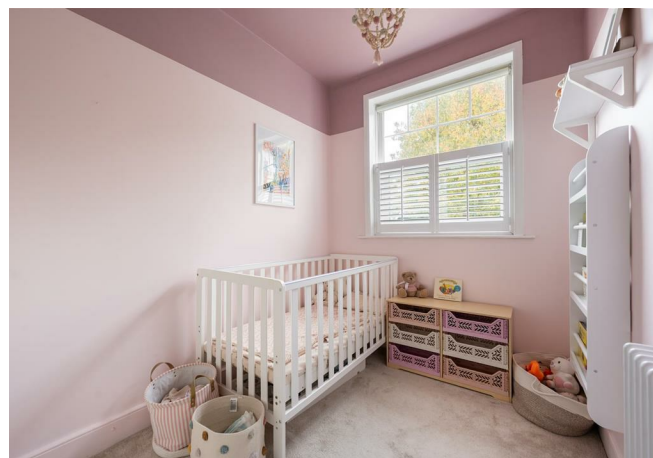
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IF YOU LIVED HERE...

Behind that timeless period frontage, you'll find a generously sized home that carefully balances practicality and style. With everything immaculately finished, settling in will be a breeze, so you can sit back and enjoy all the care that's already gone into it.

Your impressive hallway immediately sets the tone, with its striking flooring and considered decor. The spacious front reception is equally immaculate, featuring custom shutters, bespoke carpentry and a charming ceiling rose.

Prepare to be impressed as you step into the expansive kitchen/diner/living room, a light-filled space showcasing smart units, sleek worktops and a central island that anchors the room beautifully. There's plenty of space for dining and lounging, while the ground floor WC and utility space will be a big convenience. In the warmer months, open the generous patio doors and enjoy your sizeable garden, complete with a sun-trap patio, lawn and storage. There's also a fully powered studio at the rear, which could make an excellent office or gym.

Upstairs, you'll find three immaculate bedrooms, each finished with the same thoughtful touches, and a show-stopping bathroom complete with a spacious tub and separate shower.

Highams Park is your nearest station - a six 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 six 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 spent 5 years here and are already very much part of a community. The house is in the catchment for Handsworth and Selwyn primary schools which are both really good schools. There is also the park and forest close by which are great for the kids. There are street parties organised by neighbours and a neighbourhood feel with help anytime you need it on the road WhatsApp group."

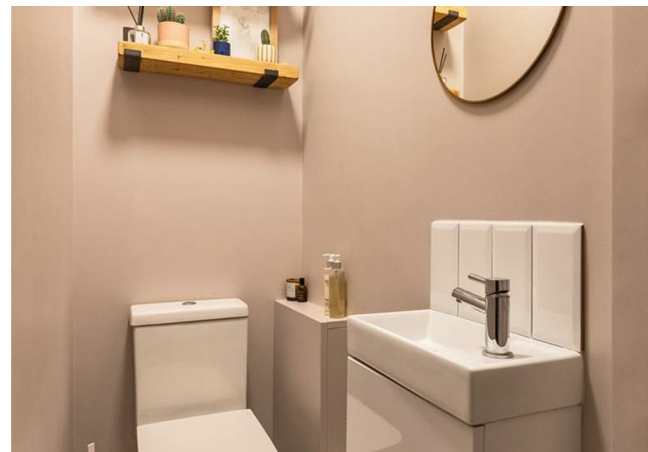
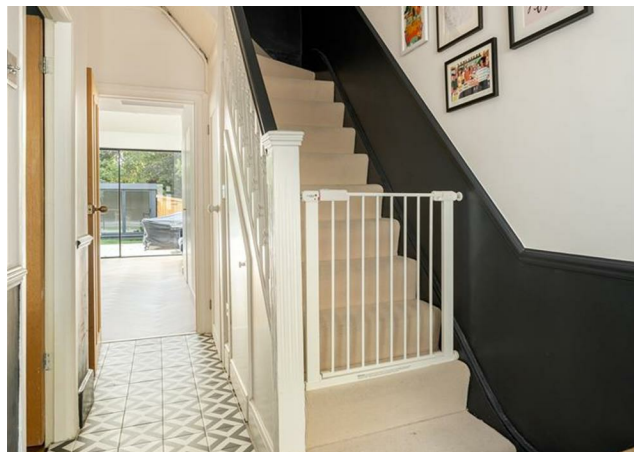
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**Reception**  
11'10" x 14'8"

**Bedroom**  
6'8" x 8'0"

**WC**

**Bedroom**  
10'7" x 12'11"

**Kitchen/Diner**  
17'7" x 22'5"

**Bathroom**  
6'4" x 8'11"

**Utility**

**Garden**  
41'11" x 18'10"

**Bedroom**  
10'8" x 14'7"

**Garden Studio**  
11'5" x 7'6"



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