



BEECH HALL ROAD, HIGHAMS PARK

Offers In Excess Of £1,250,000 Freehold

4 Bed House



Features:

- Four Bedroom House
- Semi Detached Victorian
- Moments from Highams Park Station
- Approx. 2109 square Foot
- Private Garage and Driveway
- Downstairs WC
- Short Walk to Epping Forest
- Circa 50 Foot Rear Garden
- Additional Studio Space
- Three Bathrooms

This impeccably finished four-bedroom Edwardian semi-detached home is striking in its architectural design and period character, located just moments from Highams Park. Extending to 2109 square feet, it offers generous proportions and a thoughtful layout ideal for modern living.

Highlights include three bathrooms, a downstairs WC, an additional studio space, plus a private garage and driveway. Outside, a 50-foot rear garden provides a peaceful, secluded retreat. Highams Park and Walthamstow are both 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...

Step through that cheerily bright front door and into your extra large hallway, where the standout features such as the built-in bench and swing immediately set the tone for what's to come. To the front, the main reception room is a beautifully finished space, filled with natural light from the wide bay window and offering plenty of room for relaxing.

An equally striking second reception sits behind, leading the way to the kitchen/diner beyond. This show-stopping space is very much the heart of the home, with generous proportions and warm timber tones designed for dining, entertaining and everyday family life. The kitchen area is thoughtfully arranged around a central island, with excellent storage and direct access to the garden, while a downstairs WC, utility room lean to and garage (with internal access) add everyday practicality.

Head upstairs to the first floor, where the sense of space continues. Here you'll find two generous double bedrooms, one of which benefits from an ensuite, alongside a stylish family bathroom. A dedicated studio room is accessible here, offering fantastic flexibility as a home office, creative space or occasional guest room, with a void and south-facing windows adding architectural interest.

The second floor is dedicated to two further double bedrooms, one of which is large enough to be turned into two separate rooms to make five in total, accompanied by the third bathroom.

Outside, the rear garden stretches to around 50 feet, providing a peaceful, secluded outdoor space to enjoy. The large patio (accessed via the lean to) is a real highlight, and perfect for outdoor dining.

Last but not least, the private driveway and garage offer plenty of additional storage for space, and ensure off-street parking is taken care of.

Highams Park is your nearest station - a short 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 moved to this house to create more space for our growing family, and quickly realised that Highams Park is the perfect location. It offers the best of both worlds, an easy overground commute into the city, yet peaceful residential streets with a wonderful local community. We completely fell in love with the area. Our children have grown up exploring the nearby Epping Forest, spending countless hours building dens and enjoying time in nature. As Architects, we were immediately drawn to the generous width of the plot and the character of the existing Victorian house. We saw great potential to create a joyful, light-filled home for our family to grow up in. We extended to the side and rear of the property, creating a spacious kitchen and dining area that feels beautifully connected to the garden. A triple-height volume links to a timber-lined studio and a balcony above, with natural light passing into the space in the morning through to afternoon through large windows facing onto the garden to the evening light entering from the studio. Openable roof lights provide natural ventilation, making the space comfortable and fresh all year round. This area has become the heart of our home — a wonderful setting for entertaining, having successfully hosted gatherings for toddlers through to adults. The new hallway where we took the old stair away is just perfect for welcoming guests or getting little ones out the house in the morning with all their

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Reception Room
14'5" x 13'9"

Reception Room
11'5" x 14'1"

Lean to
Kitchen / Diner
18'4" x 22'3"

Garage
9'10" x 15'1"

WC
Bedroom
12'1" x 12'9"

Ensuite
5'10" x 6'6"

Bedroom
10'2" x 14'5"

Bathroom
8'2" x 11'1"

Studio
9'10" x 17'8"

Bedroom
18'8" x 18'0"

Bedroom
9'6" x 12'1"

Bathroom
5'6" x 5'10"



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