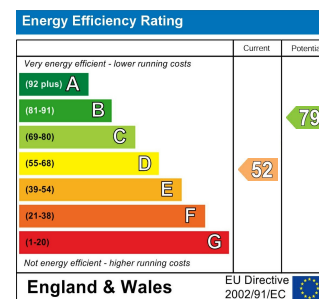
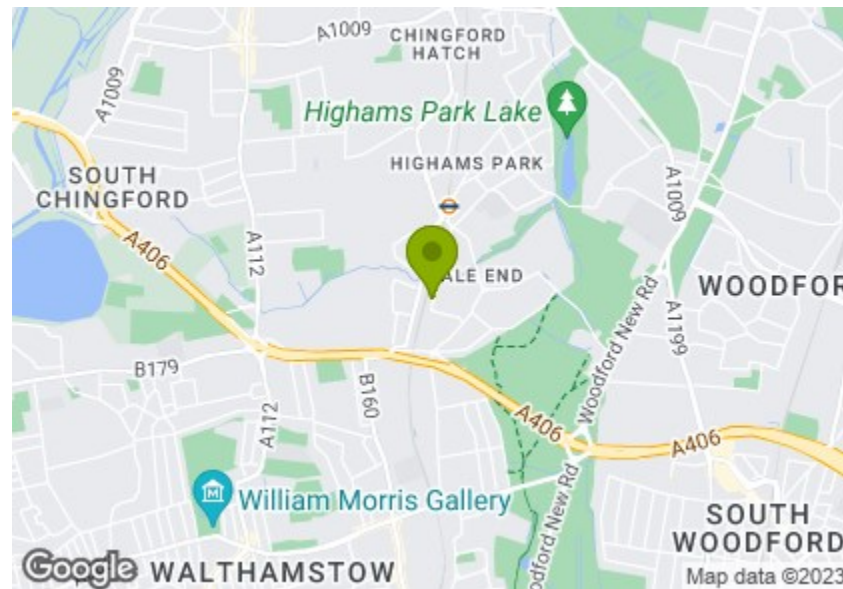


Total Area: 115.6 m² ... 1245 ft²

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.



BEECH HALL ROAD, HIGHAMS PARK

Offers In Excess Of £800,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom House
- End Of Terrace Edwardian
- Moments from Highams Park Station
- Potential to Extend (STPP)
- Circa 70 Foot Rear Garden
- Short Walk to Epping Forest
- Approx 1245 Square Foot
- Downstairs WC
- Side Access

A stately and sumptuously appointed three bedroom Edwardian end of terrace with west-facing garden on a leafy street in Highams Park. Brimming with designer flourishes, you have generous room sizes and an expertly extended kitchen/diner.

Transport-wise, Highams Park station itself is just a seven minute walk away and will whisk you directly to Liverpool Street in twenty three minutes. If you drive, the arterial North Circular is less than three minutes away.

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IF YOU LIVED HERE

You'll be stretching out in over 1200 square feet of impeccably appointed living space housed behind that refined red brick frontage. Reception one comes in at a substantial 225 square feet and is filled with natural light from the bay window. Aegean blue walls, a white fireplace and vintage moulding make for a fine introduction. Next door sits your 125 square foot second reception with pistachio walls and bi-folding doors opening the entire space up to the outside.

Step through here for your seventy foot west-facing rear garden. Out here paving gives way to a lush lawn flanked by thriving, lovingly-tended beds; a tempting prospect indeed. Back inside, this time via the side entrance, and you're greeted by your impressive 220 square foot kitchen/diner. In here you have an expertly realised blend of culinary and sociable space. To the rear sits a dual aspect dining area and to the fore the kitchen is impeccably equipped with a generous suite of elegant white fitted cabinets topped with timber, home to integrated appliances and a chef's oven.

Your ground floor's completed by a handy WC with a vintage aesthetic and light olive hues. Head upstairs now and your first two bedrooms are substantial doubles with leafy views and built-in storage, while bedroom three's a generous single ideal for a child or home working space. Finally, your family bathroom's

subtly sparkles in white metro tiles, with both a tub and dedicated rainfall shower cubicle.

Outside you can take your pick of open green spaces. Head five minutes around the corner via Studley Road for the southerly bounds of Highams Park itself. Follow the River Ching up past Vincent Road Playground for cafes, rolling hills and Highams Park Lake. Epping Forest is just as close and ideal for whiling away afternoons by Oak Hill Pond or The Gypsy Stone. You can stroll to your heart's content here, with endlessly explorable natural environs just moments from your front door.

WHAT ELSE?

- Parents will be pleased to know there are nineteen primary/secondary schools in a one mile radius deemed 'Good' or better by Ofsted, with five awarded 'Outstanding' status. The 'Outstanding' Selwyn Primary is just six minutes on foot.
- With the loft space not yet converted, you have potential to develop this substantial home still further with a Dormer extension, effectively adding a whole new storey (subject to the usual permissions).
- The Broadway's a mere five minute stroll and bursting with fine eateries. Yaz, Breeze, One The Avenue, The Indian Dining Club and Melting Point Bistro offer something for every palate.



A WORD FROM THE OWNERS.....

"Highams Park has a wonderful community feel and is an area that benefits from good schools, cafes, restaurants, shops, as well as having Epping Forest on its doorstep. Liverpool Street is an easy 20-minute train ride with the Victoria line only minutes away. We have loved raising our family in such a wonderful environment and will miss the many friends we have made."

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Garden
68'10" x 25'7"

Reception Room
13'6" x 16'4"

Reception Room
10'5" x 12'11"

WC

Kitchen/ Diner
9'6" x 22'11"

Bedroom
6'11" x 9'2"

Bedroom
12'7" x 16'4"

Bedroom
11'2" x 12'10"

Bathroom
8'2" x 8'2"

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