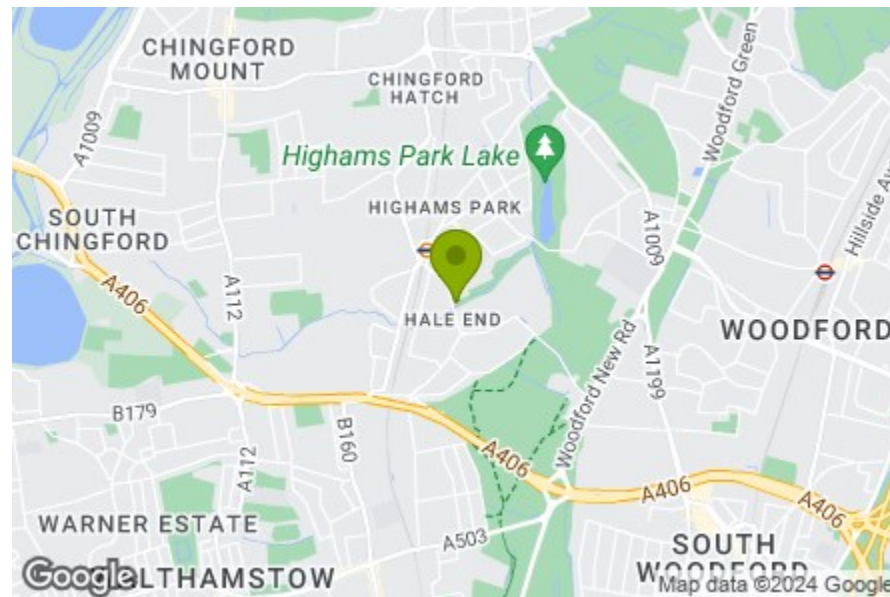


Total Area: 107.8 m² ... 1160 ft²

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.

- Kitchen / Diner
20'10" x 12'7"
- Reception
14'9" x 14'10"
- Bathroom
8'2" x 8'4"
- Bedroom
12'6" x 12'7"
- Bedroom
12'6" x 14'10"
- Bedroom
8'2" x 8'7"
- Garden
approx 30'4" x 20'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HALE END ROAD, HIGHAMS PARK

Offers In Excess Of £725,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Edwardian Mid Terrace
- Potential To Extend (STPP)
- Moments from Highams Park Station
- Approx. 1160 Square Foot
- Short Walk to Epping Forest
- Circa 30 Foot Rear Garden

Wonderfully spacious three bedroom Edwardian mid-terrace family home, located in a beautiful spot moments from Highams Park station and walking distance to Epping Forest. You are in the perfect spot here to enjoy the beautiful rural surroundings whilst being in the heart of the thriving Highams Park neighbourhood. Inside this home is an impressive 1160 square foot, with a large 30 square foot Easterly facing rear garden. Inside this well loved family home is beautifully presented with a large open plan kitchen diner to the ground floor and three great sized bedrooms upstairs.

REQUEST A VIEWING
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E4 & N17
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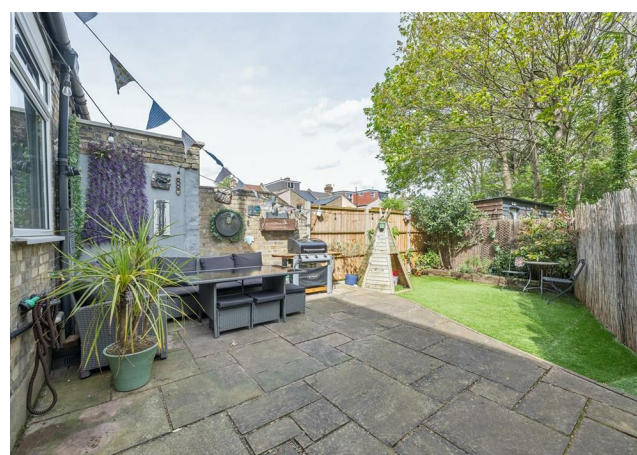
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IF YOU LIVED HERE...

As you step into this lovely home you will notice the impressive proportions these Edwardian homes enjoy, with high ceilings and broad hallways as well as bay windows and large rooms. Your front reception is beautifully bright, with a large bay, fireplace and original picture rails. Living space has been maximised down here by creating a large, open-plan dining room and kitchen. This space has been expertly designed, with a fantastically appointed kitchen including breakfast bar as well as stylish wooden wall and floor units. The dining space has double doors leading out to the picturesque garden. Part-paved for bbq's and outdoor dining, you also have a lawn and raised beds. Moving upstairs, you have two large double rooms and a large single, offering perfectly versatile sleeping options for a growing family. The family bathroom has a large walk-on shower, chic floor tiles and an immaculate suite.

You're moving into a really thriving community here in Highams Park, with a whole range of amenities at your fingertips. This area is particularly appealing to families and it's not hard to see why;

you have an excellent selection of schools - including fifteen 'Outstanding' or 'Good' primary/secondaries - less than a mile away on foot. We are sure that your new hangout will become local favourite The Royal Oak Gastropub and Guesthouse, sitting moments from your front door and serving up delicious food and wine. Highams Park Station is five minutes away offering a regular, fast and reliable service into Liverpool Street via Walthamstow Central.

WHAT ELSE?

- Our rolling green gem of Epping Forest is on your doorstep, with acres and acres to explore, strap on your hiking boots or hop on your bike.
- If you are a fan of gardening, as well as having your own private outdoor space, there are also allotments available through the local Borough Council a little further south on Hale End Road.
- Excitingly, you have the potential to extend (STPP) and there is a precedent on the street for doing so both upwards into the loft space, and outwards.



A WORD FROM THE OWNER...

"We have loved raising our family in Highams Park it really is a hidden gem full of community spirit, with great friends and neighbours. Our home is ideally located for schools, local parks, walks to the forest and lake plus the amenities on the bustling high street with its ever growing boutique shops and really good places to eat and drink. Not forgetting closely located to Highams Park station, just a short ride into central London. We will be sad to leave but are moving closer to family!"

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