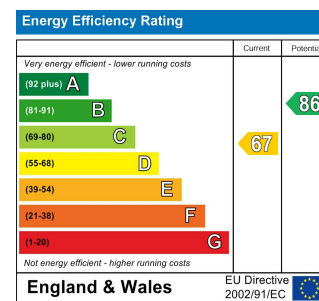




Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## HALDAN ROAD, HIGHAMS PARK

### Offers In Excess Of £675,000 Freehold 2 Bed House - Mid Terrace



#### Features:

- Two Bedroom House
- Mid Terrace Victorian
- Moments to Highams Park Station
- Potential to Extend (STPP)
- Approx 859 Square Foot
- Short Walk to Epping Forest
- Council Tax Band D
- South Facing Garden

An artfully appointed two bedroom Victorian terrace in Highams Park, bursting with charm, colour and character behind a handsome brick frontage. Your lush garden backs onto the River Ching, and it's all a short stroll from Highams Park station.

Your loft space is currently unexplored, meaning you have plenty of scope for further development. You could even follow in the footsteps of some of your neighbours and add a whole new Dormer extension (subject to the usual permissions).

REQUEST A VIEWING  
0203 369 6444

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

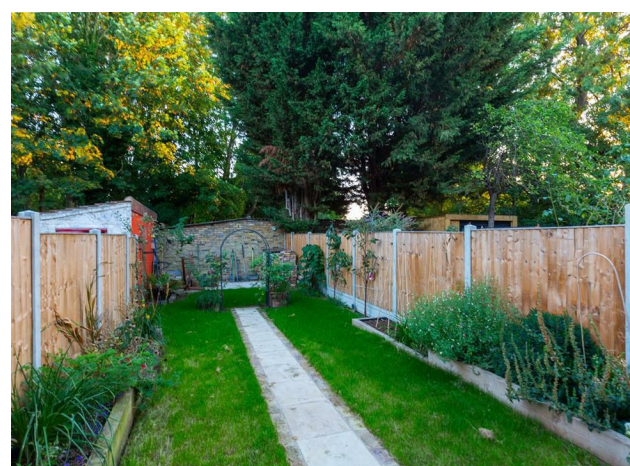
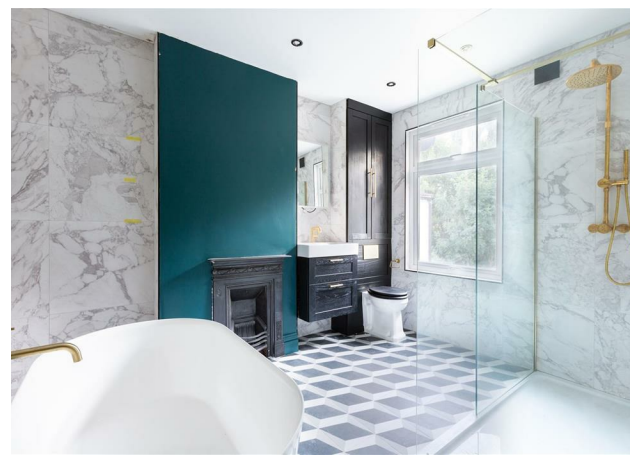
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**IF YOU LIVED HERE..**

You'll be enjoying a diverse suite of stylish, characterful spaces in a range of charming palettes. Your 130 square foot front lounge is a dream introduction, with vintage timber floors flowing in from the hallway, deep peach walls, a contrasting chimney breast with woodburner and plentiful natural light. Your dining room next door's another enchanting spot, finished in deep forest green with artfully distressed timber floorboards and another woodburner sat in an exposed brick hearth.

Next is your bright, striking kitchen, with vintage geometrics underfoot, white metro tile splashbacks and pale mint green cabinets with complementary paintjob. The first of your twin bathrooms is down here too, a gleaming, metro-tiled shower room. Step outside for your garden. Expertly landscaped, a pathway bisects a beautifully lush lawn stretching away between timber fencing and raised railway sleeper beds. It all ends in a secluded patio and, of course, nothing but mature trees on the horizon.

Upstairs via your characterful canary yellow landing, your principal

sleeper's a lovable double, with striking royal blue walls, more original hardwood floors and bespoke floor to ceiling fitted storage. Bedroom two's another similar-styled double, with a garden view. Your second bathroom rounds out the property and it's truly spectacular, with marbled tiling from floor to ceiling, walk in rainfall shower cubicle and freestanding tub, all impeccably finished with brass fittings and trim, and a designer tower radiator adding a final artful touch.

**WHAT ELSE?**

- Highams Park station is just five minutes on foot, for direct twenty three minute runs to Liverpool Street, putting the City less than a half hour away door to door. Alternatively, Walthamstow Central is just two stops and five minutes away for the Victoria line.

- Parents will be pleased to know you have a good choice of seventeen primary/secondary schools, all rated 'Outstanding' or 'Good' by Ofsted, less than a mile away on foot.

- Looking for a new local? The Stag & lantern is a thriving, much loved micropub just a short walk away with a fine range of real ales, craft beers and wines.



**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. 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  
E4 BRANCH MANAGER

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**Reception**  
10'4" x 13'0"

**Bathroom**  
9'2" x 10'7"

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

**Bedroom**  
7'0" x 10'2"

**Kitchen**

**Bathroom**

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



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