Beech Hall Road, Highams Park, E4 9NT

GUIDE PRICE
£800,000

Coultons

PROPERTY SUMMARY

Viewing Date: 10th October 2026 Guide Price £800,000 - £825,000

An excellent opportunity to acquire this beautifully maintained mid-terraced period home, ideally situated on a quiet and highly sought-after residential road in the heart of Highams Park.

The accommodation comprises three well-proportioned bedrooms, two spacious reception rooms, and a bright morning/dining room which leads through to a modern fitted kitchen. To the first floor, there is a family bathroom and a separate WC. Further benefits include double glazing, gas central heating, and an attractive rear garden extending to approximately 67ft. There is also the opportunity to extend to the rear and add a loft conversion to the house creating extra living for growing families (subject to planning consent).

Beech Hall Road is conveniently located within easy walking distance of Highams Park's thriving shopping parade, offering a wide selection of cafés, bars, restaurants, and everyday amenities. Highams Park Overground Station (Zone 4) is also close by, providing direct services into Liverpool Street, as well as connections via Walthamstow Central to the Victoria Line.

The area is renowned for its abundance of green open spaces, including several local parks, the picturesque Highams Park Lake, and the vast expanse of Epping Forest, providing excellent opportunities for outdoor recreation and leisure.

In our opinion, this property would make an ideal family home, benefiting from access to a number of highly regarded primary and secondary schools. Early viewing is strongly recommended.

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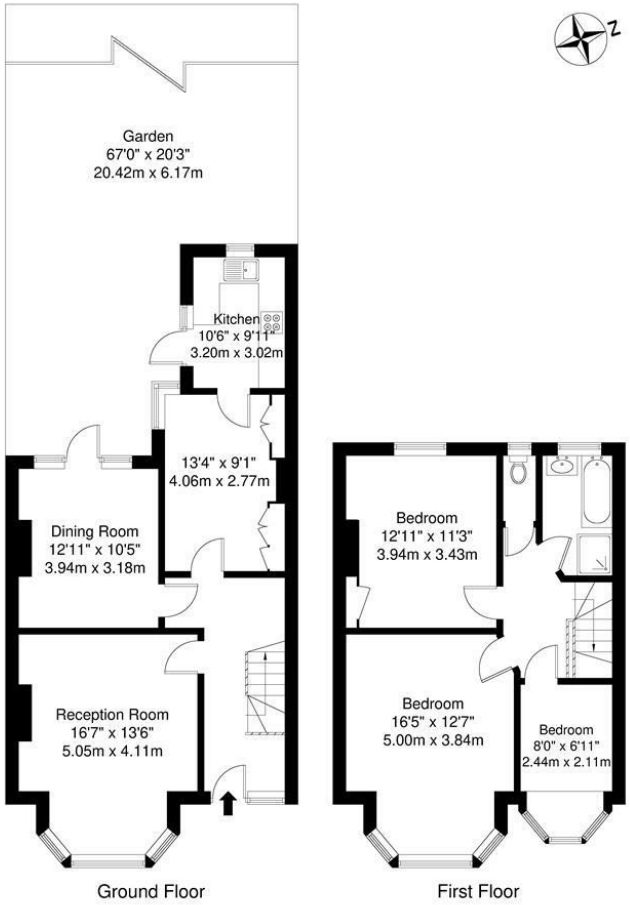
BUSH
17:55

Beech Hall Road, Highams Park, London, E4 9NT

Approximate Gross Internal Area = 112.5 sq m / 1210 sq ft



For Illustration Purposes Only - Not To Scale

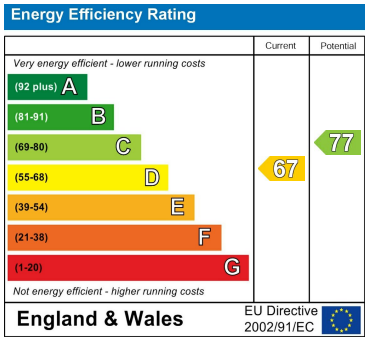
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coultons

OFFICE ADDRESS
26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS
425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk