



7 Haldan Road, Highams Park, London, E4 9JJ

Guide Price £850,000

4 Bedrooms / 2 Receptions / 2 Bathrooms

1266.00 sq ft

House - Mid Terrace

Council Tax Band: D

Local Authority:

30 The Avenue, Highams Park, E4 9LD  
02085042440



Total area: approx. 117.7 sq. metres (1266.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Haldan Road



hello@william-rose.com

<https://www.william-rose.com/>

## **Key Features:**

- Beautifully renovated four-bedroom Victorian terraced house
- High-spec loft conversion completed by the current owner
- Finished to an exceptional standard throughout
- Elegant parquet flooring across the ground floor
- Bespoke wardrobes and custom alcove cabinetry
- New electrics and boiler
- Newly landscaped private rear garden
- Set on a quiet, residential turning in Highams Park
- Moments from Highams Park Lake and Epping Forest
- Excellent transport links via Highams Park Overground



## **Energy Efficiency Rating**

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		