

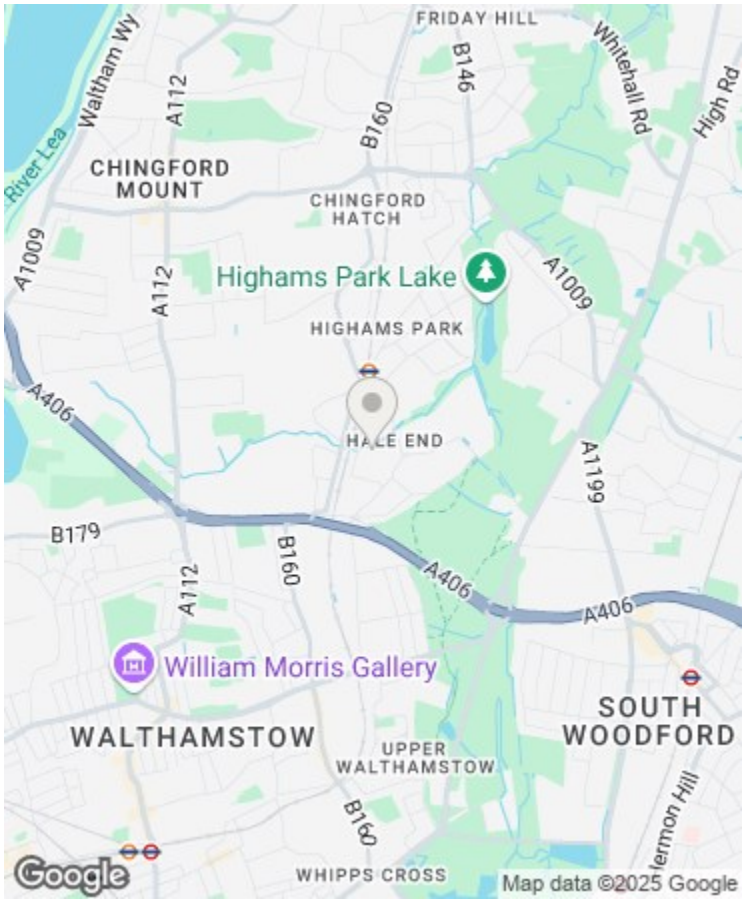
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



7 Beech Hall Crescent, Highams Park, E4 9NW

Offers Over £900,000

- Four Bedroom Semi-Detached
- Garage and Off-Street Parking
- Separate Utility Room
- Refurbished to a High Standard
- Side Access
- Excellent Condition
- Large Open Plan Kitchen/Diner
- Ground Floor WC
- Generous Garden
- Separate Reception Room



# 7 Beech Hall Crescent, Highams Park E4 9NW

A beautifully refurbished four-bedroom semi-detached home set on a desirable tree-lined road in Highams Park. This spacious property boasts a stunning open-plan kitchen/diner, stylish reception room, landscaped garden, and a large master bedroom with en-suite and Juliet balcony. Featuring a private driveway, garage, and modern finishes throughout, it's ideally located close to local schools, green spaces, and excellent transport links into central London.

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Council Tax Band: E



Situated on the sought-after tree-lined Beech Hall Crescent in the ever-popular Highams Park, this beautifully refurbished semi-detached home offers a perfect blend of period elegance and modern sophistication. Set behind an attractive bay-fronted exterior with 1930's features, the property has been thoughtfully updated throughout to an exceptional standard.

Step inside to a bright and welcoming hallway that leads to a stylish front reception room, complete with feature fireplace, bespoke window shutters, and a warm, homely feel. To the rear, the heart of the home is a stunning open-plan kitchen/diner with another space to watch TV or chill out with the family — renovated to include sleek contemporary finishes, high-spec appliances, and ample space for entertaining. Bi-fold doors flood the space with natural light and open directly onto the landscaped rear garden, creating an ideal flow for indoor-outdoor living. A separate utility room and a modern downstairs cloakroom add to the home's practical appeal.

The first floor features three tastefully decorated bedrooms, two of which are generous doubles, along with a modern family bathroom finished with quality fittings. The top floor has been cleverly converted to create an impressive principal suite, boasting a spacious bedroom, en-suite shower room, and Juliet balcony overlooking the garden—a true private sanctuary. Externally, the rear garden has been beautifully landscaped, offering a peaceful setting for relaxing or entertaining, while the front of the house provides a private driveway and integral garage, ensuring ample parking and storage.

Highams Park is a vibrant and family-friendly neighbourhood nestled on the edge of Epping Forest, offering the perfect balance between urban convenience and green open space. The nearby Highams Park Lake and surrounding woodlands provide a picturesque setting for weekend walks, picnics, and outdoor activities. Commuters benefit from quick and easy access to central London via Highams Park Overground station, with regular trains into Liverpool Street