

GROUND FLOOR
APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1481 SQ.FT. (137.6 SQ.M.)
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.
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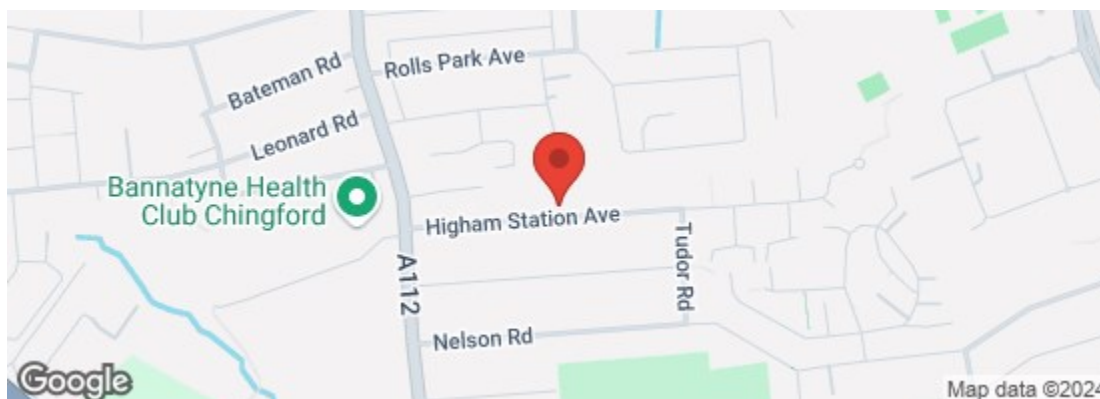
CHURCHILL
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1481.00 sq ft

Higham Station Avenue, Chingford, E4 9AY
£785,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		51	78
	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Welcome to this charming end terrace house located on Higham Station Avenue in the sought-after area of Chingford. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is ample space for everyone to enjoy a good night's sleep.

This period house exudes character and history, offering a unique living experience. The property features a well-maintained bathroom, ensuring your comfort and convenience.

One of the standout features of this home is the parking space for up to three vehicles, along with an integral garage, providing plenty of storage options. The large garden at the rear of the property is a tranquil oasis where you can unwind and enjoy the outdoors without leaving the comfort of your home.

Conveniently located near Highams Park Station, commuting to work or exploring the city is a breeze. Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a place to create lasting memories with your loved ones, this house offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this wonderful property your new home in Chingford.

