




Council: Waltham Forest | Council Tax Band: E | Floor Area: 958.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(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		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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The Bramblings, Highams Park, E4 6LT
£625,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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



Nestled in the charming area of Highams Park, The Bramblings presents an excellent opportunity for those seeking a delightful family home. This house boasts three spacious bedrooms, providing ample room for relaxation and personal space. The property features two intercommunicating reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

One of the standout features of this property is its potential for extension to the side, allowing you to tailor the home to your specific needs and preferences. Whether you envision a larger living area, an additional bedroom, or a home office, the possibilities are abundant.

Being chain-free, this home offers a smooth and straightforward purchasing process, making it an ideal choice for first-time buyers or those looking to relocate without the hassle of a lengthy chain. The surrounding area of Highams Park is known for its community spirit, green spaces, and excellent transport links, making it a desirable location for families and professionals alike.

In summary, The Bramblings is a wonderful house that combines comfort, potential, and a prime location. With its generous living spaces and the opportunity to extend, this property is not to be missed. We invite you to explore the possibilities that await in this charming home.

