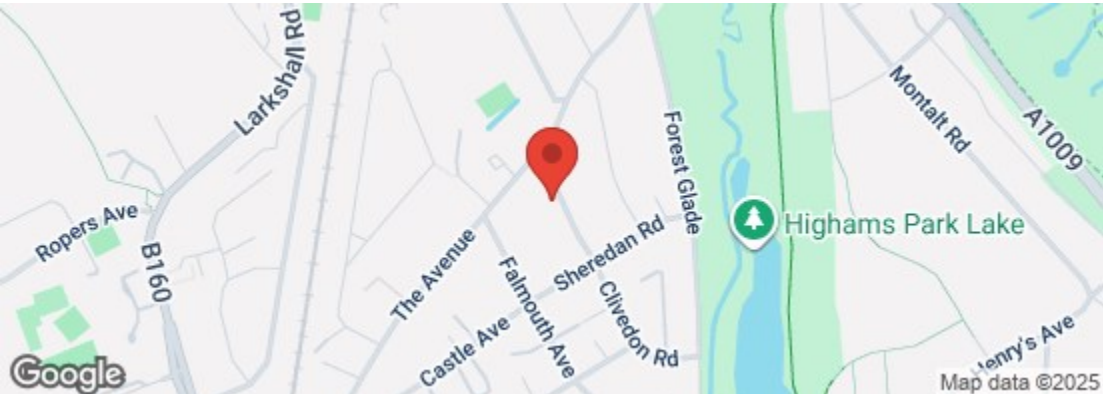




TOTAL FLOOR AREA: 969 sq.ft. (89.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor area measurements, measurements of floor, wall, ceiling, and any other dimensions are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Metreplan 12/05

Council: Waltham Forest | Council Tax Band: E | Floor Area: 969.00 sq ft

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	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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Sunnydene Avenue, London, E4 9RE
£750,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled on the charming Sunnysdene Avenue in Highams Park, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 969 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

The house boasts a modern bathroom and a ground floor extension, which enhances the living space and allows for versatile use. The larger than average garden is a standout feature, providing a wonderful outdoor retreat for relaxation, gardening, or family gatherings.

For those who commute, the property is conveniently located within walking distance to Highams Park Station, ensuring easy access to central London and beyond. Additionally, the nearby Highams Park Lake offers a picturesque setting for leisurely walks and outdoor activities, enhancing the appeal of this lovely neighbourhood.

With parking available for two vehicles, this home combines practicality with a serene living environment. Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat close to the city, this property on Sunnysdene Avenue is a fantastic opportunity not to be missed.

