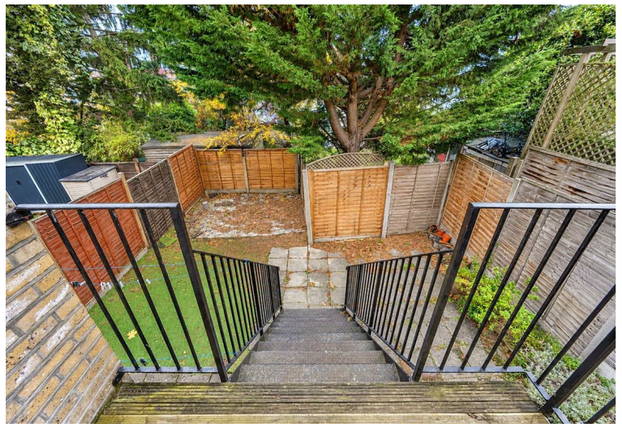
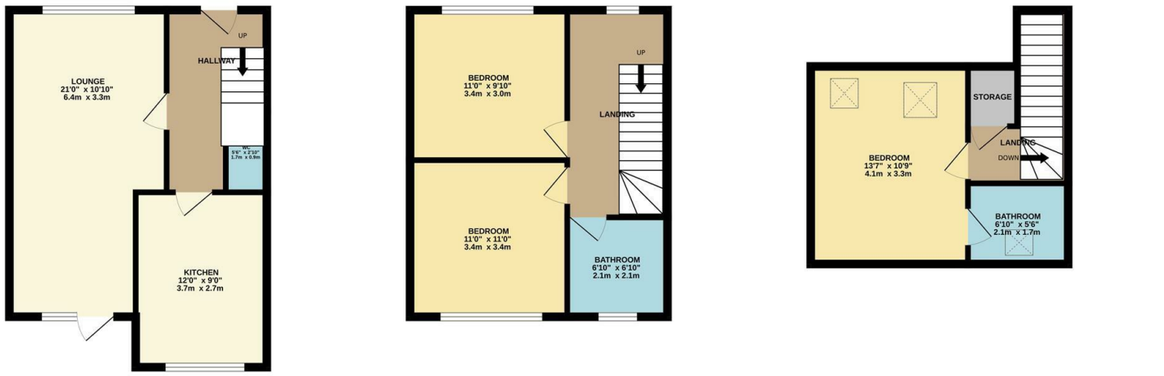




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.

2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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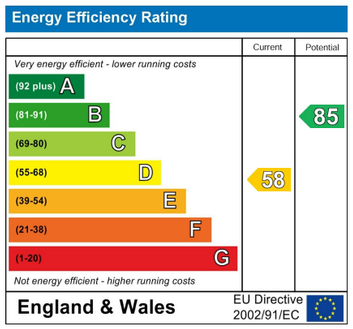
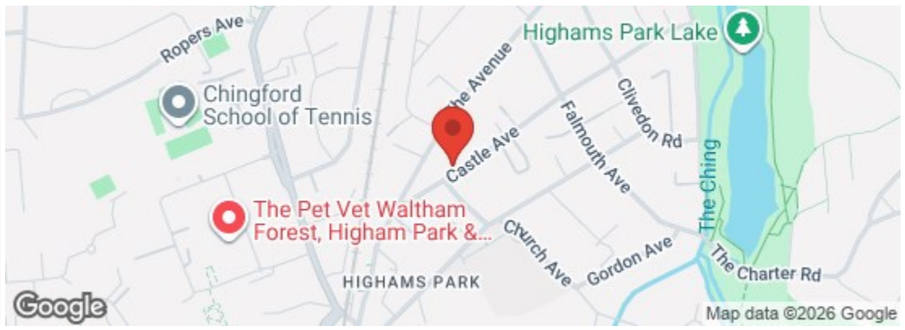
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1028.00 sq ft





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.

CHURCHILL estates









CHURCHILL estates

Castle Avenue, Highams Park, E4 9PY

£585,000 Freehold

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





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












Nestled in the desirable area of Castle Avenue, Highams Park, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 1,028 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The house boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. With two modern bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

One of the standout features of this property is its prime location. Just minutes away from Highams Park Station, commuting to central London or exploring the surrounding areas including Highams Park Lake is both easy and efficient. The neighbourhood is known for its community spirit and local amenities, and the Highly Regarded local schools making it a sought-after place to live.

Additionally, the property includes parking for one vehicle, providing added convenience for those with a car.

This delightful home on Castle Avenue is not just a place to live; it is a lifestyle choice in a vibrant and friendly community. Whether you are a first-time buyer or looking to settle down in a tranquil yet accessible area, this property is certainly worth considering.

