

Directions

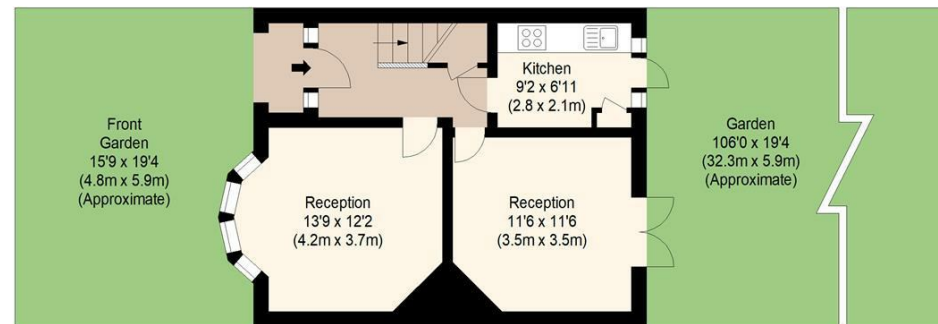
Viewings

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

EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose

Nightingale Avenue, E4 9RG

Approximate Gross Internal Floor Area : 84.91 sq m / 914 sq ft



12 Nightingale Avenue, Highams Park, E4 9RG

Guide Price £675,000

- Three-bedroom mid-terrace home
- Generous private rear garden
- Located on a quiet and sought-after residential street
- Close to Highams Park Lake and Epping Forest
- Ideal for families, first-time buyers, or investors
- Offered for sale chain free
- Opportunity to extend to the rear and into the loft (STPP)
- Walking distance to Highams Park Station (Liverpool Street line)
- Excellent local schools and amenities nearby
- Two spacious receptions



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 31/5/2025

12 Nightingale Avenue, Highams Park E4 9RG

A fantastic chain-free three-bedroom mid-terrace home located on a quiet and sought-after street in Highams Park. Offering two spacious reception rooms, a generous private garden, and excellent potential to extend to the rear and into the loft (STPP), this property is ideal for families or buyers looking to add value. Just a short walk from Highams Park Station, green spaces, and excellent schools, it combines convenience, charm, and future potential.



Council Tax Band: D



Located on the sought-after Nightingale Avenue in the heart of Highams Park, this well-presented three-bedroom mid-terrace home is offered to the market chain free, presenting a fantastic opportunity for buyers looking to put down roots in a vibrant and well-connected community.

The ground floor features two spacious and versatile reception rooms, ideal for both relaxing and entertaining, while the kitchen opens directly onto a generous private rear garden—offering excellent potential for outdoor living and extension opportunities (subject to planning permission). The home also benefits from a neat front garden, adding to its welcoming exterior.

Upstairs, you'll find three bedrooms—two doubles and a single—alongside a family bathroom. The layout is bright and functional, with plenty of scope to personalise or reconfigure. The property also offers significant potential for future development, including rear extensions and loft conversion (STPP), making it an exciting prospect for those looking to expand or add value over time.

Set within the popular Highams Park area, this home enjoys a peaceful residential setting with the convenience of excellent local amenities. Highams Park Station is within walking distance, providing quick and easy access to London Liverpool Street, making it a favourite for city commuters.

The area is known for its welcoming community, abundance of green spaces, and good local schools. Nature lovers will appreciate the proximity to Highams Park Lake and Epping Forest, while the nearby Winchester Road and The Avenue offer a variety of cafés, shops, and services.

With no onward chain, a great location, and plenty of potential for further development, this mid-terrace house is a rare opportunity in one of East London's most desirable neighbourhoods.