



Waverley Avenue, London, E4

BUTLER & STAG



**Guide Price £700,000 - £725,000**

**Situated on a popular residential street, this well-proportioned three-bedroom home offers generous living space across three floors, making it ideal for growing families or those seeking flexible accommodation.**



## Freehold

- Mid Terraced Family Home
- Spacious Kitchen/Dining Area
- Highams Park/Chingford (TFL 5) + Meridian Waters Transport
- Four Bedrooms/Two Bathrooms
- Downstairs Shower Room/Utility Room
- Close To Local Parkland

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room to the front. To the rear, a large open-plan kitchen/breakfast room provides an excellent space for everyday living and entertaining, flowing through to a separate dining room. A useful utility area and ground floor bathroom add further practicality.

On the first floor, the property offers three well-sized bedrooms, including a particularly spacious principal bedroom and a second double bedroom. A modern family bathroom serves this level.

The fourth bedroom is located on the second floor benefiting from additional eaves storage.

With approximately 1,378 sq ft of internal space, this home combines generous room sizes with a flexible layout, suited to modern living.





# Waverley Avenue



Approx. Gross Internal Area 128.0 sq. metres 1378.2 sq. feet)



Total area: approx. 128.0 sq. metres (1378.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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