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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Wadham Avenue, London, E17 4HT

Guide Price £550,000

A Welcoming Home in the Heart of Highams Park, E17
Situated on Wadham Avenue, this home is ideally placed for making the most of everything the surrounding area of Highams Park and Walthamstow has to offer!

The neighbourhood combines an established residential feel with convenient access to local shops, schools, green spaces and transport connections, making it an appealing setting for a range of buyers.

Whether you're looking to take your first step onto the property ladder, find a home to suit your changing lifestyle or settle into a well-connected part of North East London, this location offers plenty of appeal, with everyday essentials and local amenities close at hand.

Highams Park station is within easy reach, providing London Overground services towards Liverpool Street and connections across the capital. Wood Street station is another option in the wider area, while local bus routes offer additional links to neighbouring parts of Walthamstow and beyond.

For time outdoors, the surrounding area offers access to local parks and recreational spaces, while Highams Park itself is well known for its green open spaces, woodland walks and the picturesque Highams Park Lake. The local high street also offers a selection of independent cafés, restaurants, shops and everyday conveniences, creating a welcoming neighbourhood atmosphere.







Entrance Hall

Reception
11'10" x 12'5" (3.61m x 3.78m)

Dinning Room
10'9" x 13'9" (3.28m x 4.19m)

Kitchen
7'2" x 8'4" (2.18m x 2.54m)

Utility
4'11" x 5'10" (1.50m x 1.78m)

WC

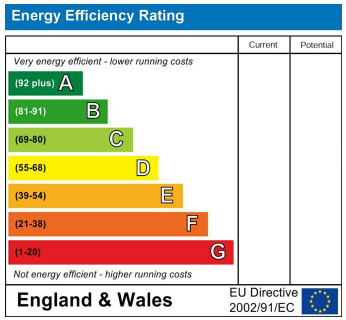
First Floor Landing

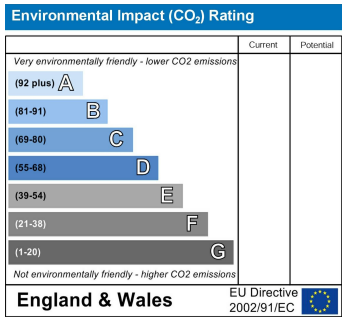
Bathroom
7'2" x 7'6" (2.18m x 2.29m)

Bedroom One
11'9" x 12'2" (3.60 x 3.71)

Bedroom Two
10'9" x 11'5" (3.28m x 3.48m)

Bedroom Three
6'2" x 9'10" (1.88m x 3.00m)

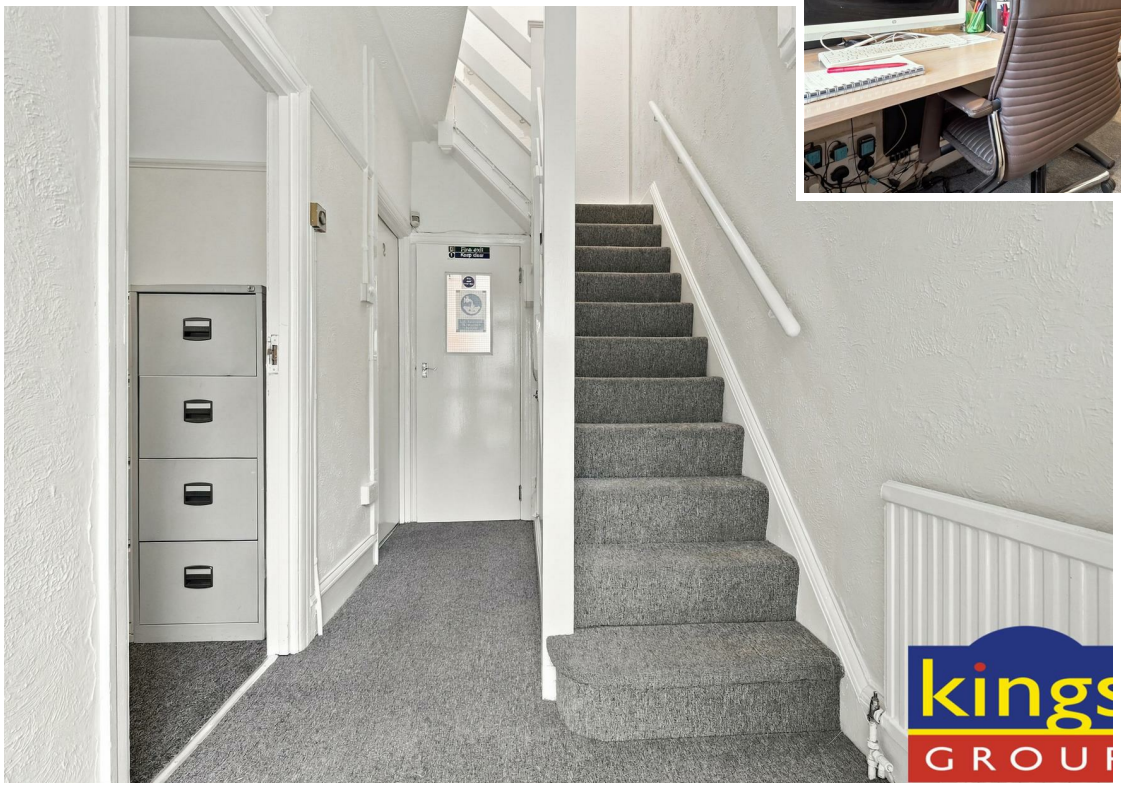










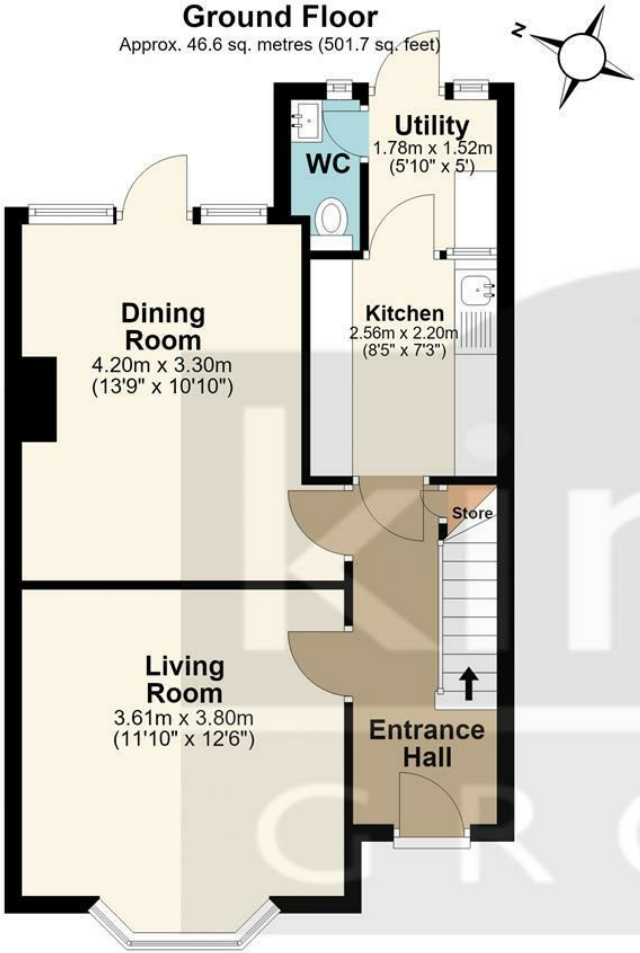





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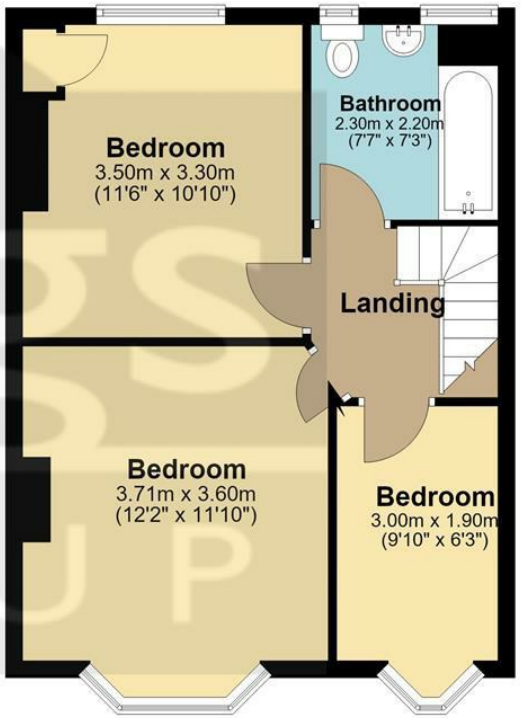
Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 88.2 sq. metres (949.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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Plan produced using PlanUp.

Wadham Avenue