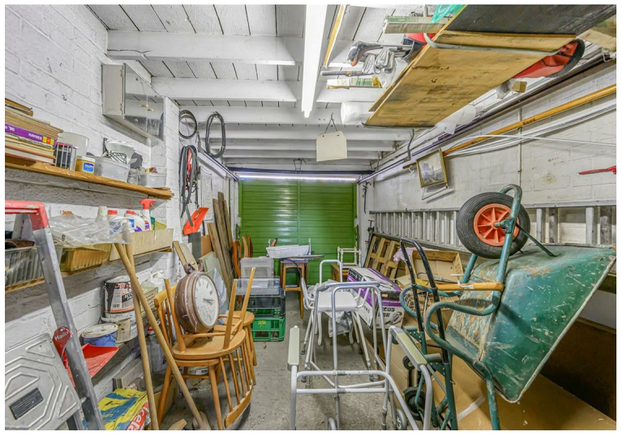

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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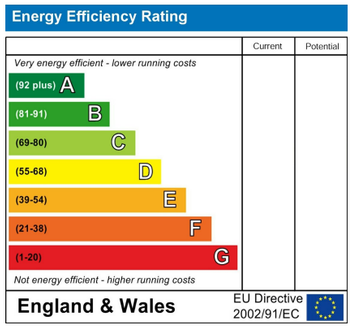
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1120.00 sq ft



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

The Bramblings, Highams Park, E4 6LU

Offers In Excess Of £625,000 Freehold

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

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

Nestled in the highly sought-after area of The Bramblings, Highams Park, this charming house presents an excellent opportunity for families and individuals alike. Spanning an impressive 1,120 square feet, the property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining. The layout of the home offers a wonderful flow, allowing for easy movement between rooms. The bathroom is conveniently located, serving the needs of the household with ease.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles, a rare find in such a desirable location. Additionally, the house is chain-free, ensuring a smooth and straightforward purchasing process.

For those with an eye for potential, this property offers the exciting possibility to extend, allowing you to tailor the home to your specific needs and preferences. Furthermore, the picturesque Highams Park Lake and Epping Forest is just a short walk away, providing a lovely spot for leisurely strolls and outdoor activities.

In summary, this delightful house in The Bramblings is a fantastic opportunity for anyone looking to settle in a vibrant community, with the added benefits of space, parking, and potential for expansion. Do not miss the chance to make this wonderful property your new home.