



BREENS

Winchester Road

London · E4

£575,000

FREEHOLD



BREENS

THE HOME

Winchester Road

London · E4

KEY FEATURES

- Chain Free
- Three Bedrooms
- Private Driveway for Two Vehicles
- Short Walk to Highams Park Station
- Excellent Local School Catchment
- Potential to Extend (STPP)

EPC RATING

D

COUNCIL TAX BAND

D

3

BEDROOMS

1

BATHROOMS

1

RECEPTIONS



BREENS

**Approximate Gross Internal Area 1246 sq ft - 115 sq m
(Excluding Outbuilding)**

Ground Floor Area 596 sq ft - 55 sq m

First Floor Area 650 sq ft - 60 sq m

Outbuilding Area 81 sq ft - 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

BREENS

GET IN TOUCH

02085315454

highampark@breens.property
www.breens.property

VISIT US

2 Broadway Parade, Winchester
Road, Highams Park, E4 9LG

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.