



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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: D | Floor Area: 1339.00 sq ft

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Studley Avenue, Highams Park, E4 9PS
 £875,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		72	48

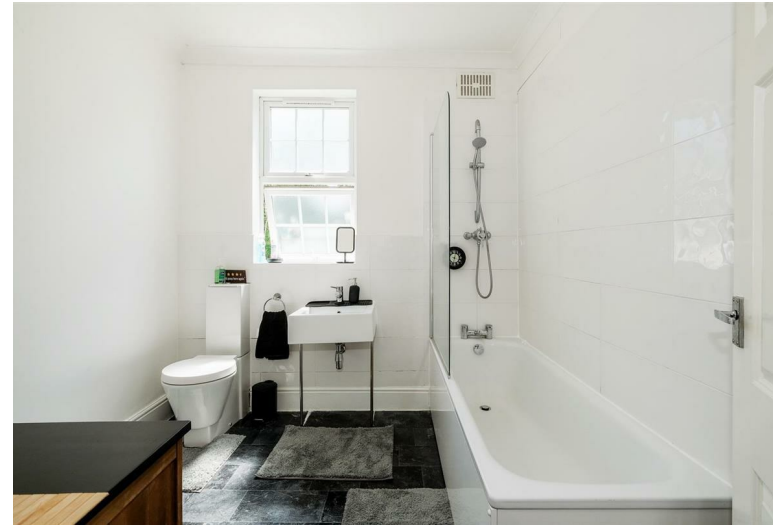


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



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



Nestled on the charming Studley Avenue in Highams Park, this delightful older-style house offers a perfect blend of character and modern living. Spanning an impressive 1,339 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering the hallway, you are welcomed into a spacious reception room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the inviting kitchen diner, which provides a wonderful space for family meals and gatherings. This area is designed to be both functional and sociable, allowing for seamless interaction while cooking and dining.

The property boasts a well-maintained bathroom, ensuring convenience for all residents. One of the standout features of this home is the lovely rear garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air.

Location is key, and this house is ideally situated just a short distance from Highams Park Station, providing excellent transport links for commuters and easy access to the vibrant amenities of the surrounding area.

This charming residence is a fantastic opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this house your new home.

