



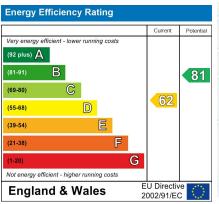






2ND FLOOR 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accusary of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility of the some contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility of the steep from the state of 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.





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



To view call **020 8524 0000** Email southchingford@churchill-estates.co.uk

| 5 Bedroom Semi Detached | Stunning Condition | 4 Double Bedrooms | Near to Highams Park Station | Chain Free | Refurbished to a High Standard Throughout | Off Street Parking | 30ft Office Space | 70ft Rear Garden | Three Bathrooms | Rare to Market











Higham Station Avenue, Chingford, E4 9AZ Guide Price £800,000 Freehold





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Guide price £800,000 - £825,000

A stunning and spacious well presented 5 bedroom semi detached property ideally located for easy access to Higham's park with its mainline station, sought after schools and popular bars, restaurants and cafe's. The property itself has been tastefully refurbished by its current owner and offers substantial accommodation including a 23ft modern fitted kitchen / breakfast room leading onto a private 70ft rear garden, 23ft separate dining / family room along with a snug 11ft sitting room. The property also benefits from a downstairs W/C, newly fitted first floor 4 piece family bathroom suite and an addition shower room as well as 5 sizable bedrooms. The property also has a 30ft office / studio with its own independent entrance which would be ideal for any buyer working from home. The property is being offered on a chain free basis and is likely to be very popular so early viewings are highly advisable.



