



| 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



TOTAL FLOOR AREA: 2185 sq.ft. (203.0 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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Higham Station Avenue, Chingford, E4 9AZ

Guide Price £800,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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



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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.

