



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



| Chain Free | Three Bedrooms | Superb Location | Easy Reach of Highams Park Mainline Station | Garage To Rear | Highly Sought after Location | Potential to Extend (STPP) | Through Lounge | Utility Area |

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## Balliol Avenue, Highams Park, E4 6LX Offers Over £650,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	
(81-91) B		64
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

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Offered For Sale with No On Going chain is this Three Bedroom Mid Terrace House that is located in this Highly Sought after Location and is within easy reach of Highams Park Mainline Station and Schooling as well as Highams Park Lake.

The property on the Ground Floor comprises of an Entrance Hall with Original Parquet Floor, Through Lounge with Direct Access to the Garden through Double doors, a Fitted Kitchen and Utility Area that also has access to the Rear Garden. Moving upstairs we have Three Bedrooms and a Shower Room.

Externally there is a Good Sized Rear Garden with Detached Garage to Rear and a Front garden with path to the Front Door.

As houses in this location are rarely available we highly recommend arranging a viewing to fully appreciate the property.

