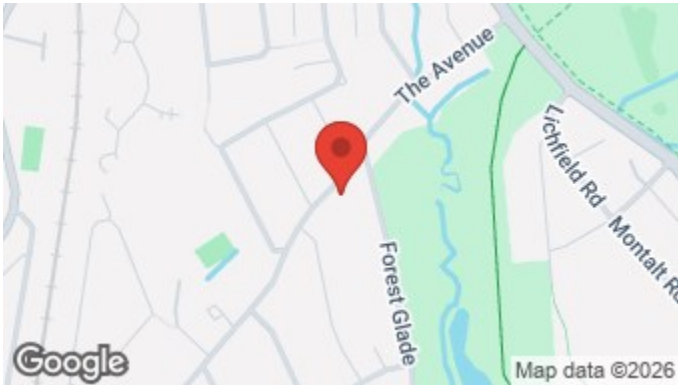


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | 65 |
| (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 |



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.

CHURCHILL
estates

To view call **020 8524 0000**
Email southchingford@wearechurchills.co.uk

| Three Bedrooms | Chain Free | Attached Garage | Walking Distance to Highams Park Station | Close to Highams Park Lake | Local to Well Regarded Schools | Off Street Parking | Conservatory | 75ft Rear Garden | Potential to Extend (STPP)

CHURCHILL
estates



The Avenue, Highams Park, E4 9RD
Asking Price £825,000 Freehold



To view call **020 8524 0000**
Email southchingford@wearechurchills.co.uk



Situated within a short walk to most of Highams Parks amenities which include Mainline Station, Lake and Highly Regarded Local Schools is this Three Bedroom Semi Detached house with the added benefit of an Attached Garage and Off Street Parking. The house offers further potential to extend (STPP) so would be perfect for a growing family.

Internally we have Two Separate Reception Rooms, 12ft Kitchen, Conservatory with access to Rear Garden which is over 70ft in Length. Upstairs we have Three Bedrooms and a Family Bathroom.

Externally we have a Rear Garden of over 70ft with access into Attached Garage and Off Street Parking to Front. Properties in this Location with this much potential are Highly Sought after so an early viewing is recommended.

