



Higham Station Avenue, Highams Park, E4 9AZ

£675,000  Coultons

PROPERTY SUMMARY

Situated on a sought-after residential road close to Highams Park, this mid-terraced family home offers approximately 1,090 sqft (101.3 sqm) of well-proportioned accommodation.

The property features three generous bedrooms, two reception rooms, a galley-style kitchen fitted with oak units, and a first-floor family bathroom. Further benefits include double glazing, gas central heating, a south-facing rear garden extending to approximately 85ft, and off street parking.

Requiring modernisation, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. There is also potential to extend to the rear and convert the loft, subject to the necessary planning consents, providing the opportunity to significantly increase the living accommodation.

Ideally located within walking distance of Highams Park, residents can enjoy a wide range of independent shops, cafés, restaurants, and the Overground station, offering direct services into Liverpool Street. Convenient transport links also include easy access to the Victoria Line via Walthamstow Central (Zone 3). Chingford Mount's shopping facilities are close by, while motorists will appreciate the nearby A406 North Circular Road.

The area is renowned for its strong sense of community, excellent local amenities, and abundance of green spaces, making it a wonderful place to call home.

Offered to the market with no onward chain, this property is highly recommended for viewing.

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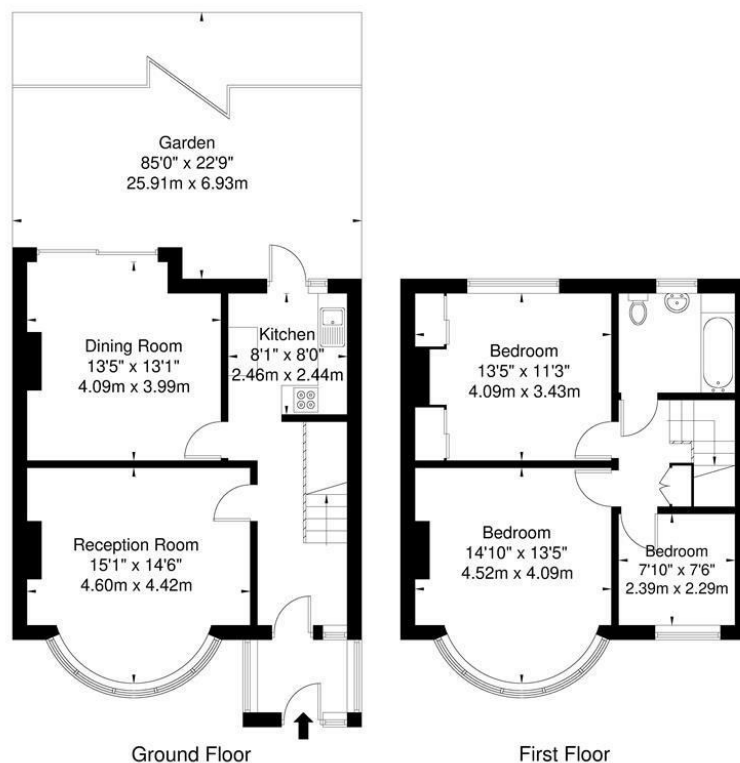








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Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft



For Illustration Purposes Only - Not To Scale

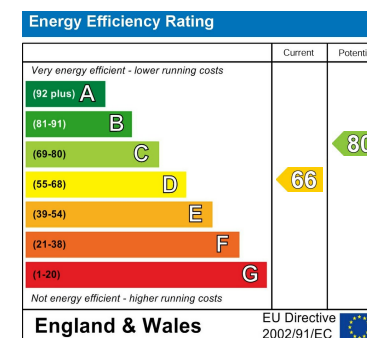
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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