



Higham Station Avenue, Chingford, E4 9AZ

£780,000  Coultons

PROPERTY SUMMARY

Situated on a sought after residential road, close to Highams Park is this end of terrace family home occupying 1572sqft (146.1sqm). The property benefits from three bedrooms, a spacious front living room, and extended open plan kitchen//family room, a utility room, ground floor shower room, first floor bathroom, double glazing and gas central heating. Externally, the south facing rear garden is approximately 80ft in length with a conservatory, and you will find off street parking to the front aspect of the house.

The property is situated within walking distance to Highams Park, where you will find an array of independent retailers, coffee shops, restaurants along with the Overground Station with direct access into Liverpool Street. You can also interchange onto the Underground at Walthamstow Central (Victoria Line -Zone 3). You have easy access to the local shopping area of Chingford Mount and for those who drive, the A406 North Circular Road is nearby.

The neighbourhood is known for its friendly community and excellent local amenities, and in our opinion will make a wonderful place to call home.

The property is being sold on a chain free basis and viewing is highly recommended.

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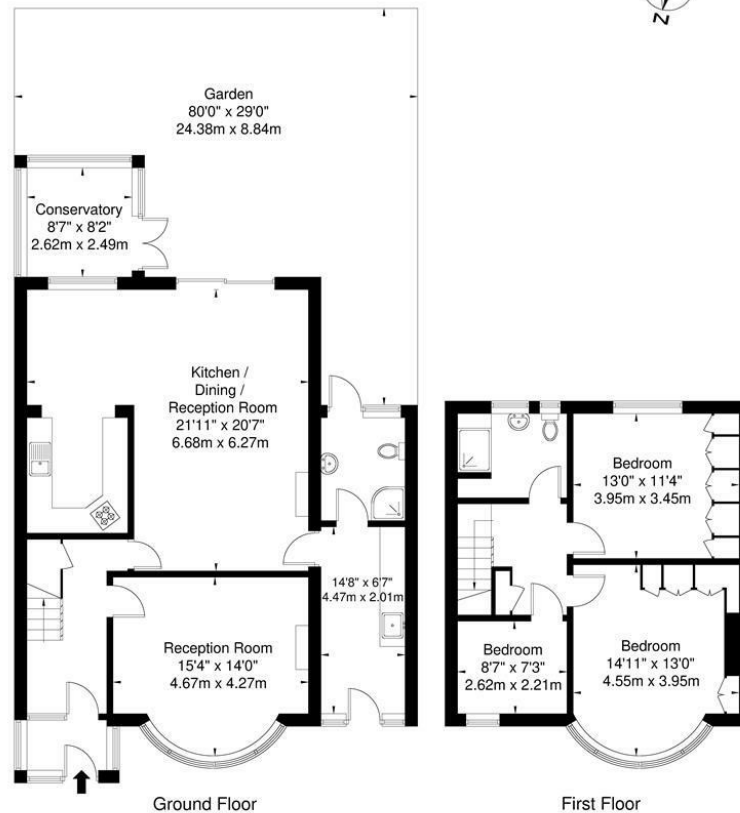








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Approximate Gross Internal Area = 146.1 sq m / 1572 sq ft



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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