



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



17 Falmouth Avenue, Highams Park, London, E4 9QL

Guide Price £750,000

- Three bedrooms
- Excellent location
- Further development (stpp)
- Double garage
- Large garden
- Detached bungalow
- Huge renovation potential
- Chain free
- Short walk to station and green space
- Side access

# 17 Falmouth Avenue, London E4 9QL

A three bedroom detached bungalow. Spanning an impressive 2,146 square feet and located on one of Highams Parks finest roads. Offered chain free and ready for a new owner to put their stamp on.



Council Tax Band: F

A Unique Renovation Opportunity on Falmouth Avenue, Highams Park

Nestled on the ever-popular Falmouth Avenue in the heart of Highams Park, this three-bedroom chalet bungalow presents a rare opportunity to create something truly special. Offering immense potential, this property is the perfect canvas for those looking to craft their dream home.

Boasting a generous footprint, the bungalow features a spacious interior ready for transformation. The possibilities are endless—whether you choose to modernize the existing layout or reimagine the space entirely.

One of the standout features of this home is the expansive rear garden, stretching over 100 feet. A true haven for outdoor enthusiasts, it offers ample space for landscaping, entertaining, or even future extensions (STPP). Additionally, the property benefits from a large garage with room for two cars, providing valuable storage and off-street parking.

Offered for sale chain-free, this is an exciting opportunity to secure a home in a sought-after location, just moments from Highams Park's vibrant community, green spaces, and excellent transport links.

Don't miss the chance to create a truly unique and stunning home—early viewing is highly recommended.

