



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)  
 All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Edward Avenue



19 Edward Avenue, Chingford, London, E4 9DN

Guide Price £550,000

- Three bedroom mid-terrace
- Potential for further development (stpp)
- Driveway for two cars and garage to rear
- Great layout
- Close to schools and shops
- Family home on a popular residential turning in E4
- Well maintained throughout
- Quite cul-de-sac location
- Conveniently located for Highams Park Overground station
- Short walk to green space

## 19 Edward Avenue, London E4 9DN

A well-located mid-terrace home on Edward Avenue in E4, offering three bedrooms, separate reception and dining areas, a rear garden with garage, and excellent scope to extend to the rear and into the loft. Ideally positioned close to Highams Park station, local amenities, green spaces and Epping Forest, making it an excellent opportunity for families and commuters alike.



Council Tax Band: D



Set on the ever-popular Edward Avenue, this inviting mid-terrace home offers a wonderful balance of character, space and future potential in the heart of Highams Park.

You're welcomed in via a traditional entrance hall, with stairs rising to the first floor and a generous reception room to the front — a bright, comfortable space to unwind at the end of the day. To the rear, a dedicated dining room creates a natural hub for family life and entertaining, flowing through to the kitchen and out to the garden beyond. The layout offers excellent scope to reimagine the space, should you wish.

Upstairs, the first floor hosts three bedrooms, including two well-sized doubles alongside a versatile third room, ideal as a child's bedroom, home office or nursery. A family bathroom sits off the landing, completing the floor. Outside, the rear garden leads to a garage positioned at the back of the plot, providing secure parking or valuable storage. There is clear potential to extend to the rear and into the loft (subject to the usual consents), offering an exciting opportunity to grow into the home and tailor it to your needs over time.

Edward Avenue is perfectly placed for everything Highams Park has to offer. Independent cafés, local shops, friendly pubs and everyday amenities are all close by, while Highams Park Overground station provides swift links into Liverpool Street and Walthamstow. Green escapes are never far away, with Highams Park Lake and the open spaces of Epping Forest on your doorstep, alongside a range of well-regarded local schools.

A home with warmth, flexibility and plenty of future promise, in one of E4's most loved neighbourhoods.