

Directions

Viewings

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

EPC Rating

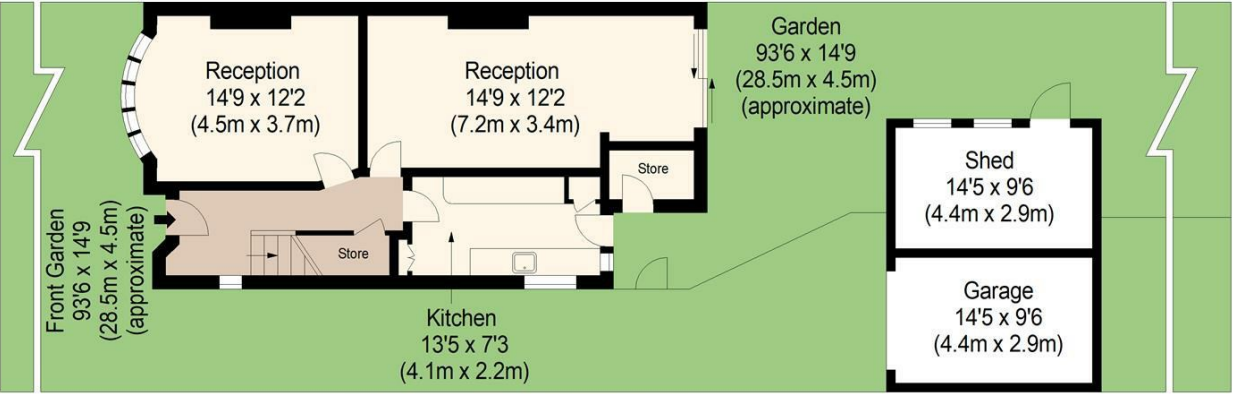
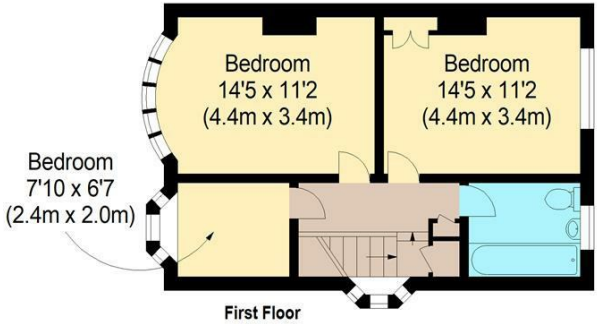
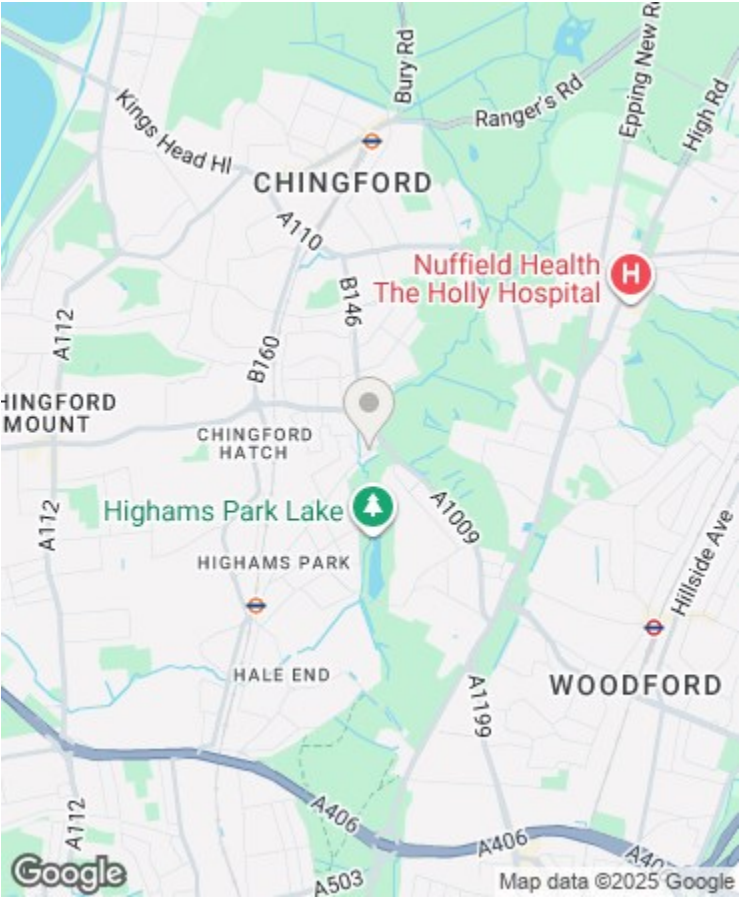
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



247 The Avenue, Highams Park, London, E4 9SE

Offers Over £725,000

- Charming 1930s three-bedroom semi-detached home
- Two spacious reception rooms
- Three well-proportioned bedrooms and family bathroom
- Potential to extend to rear, side, or loft (STPP)
- Close to popular schools, parks, shops, and amenities
- Chain free and full of potential
- Separate kitchen with access to large rear garden
- Large front and rear gardens plus garage and shed
- Short walk to Highams Park Station (direct to Liverpool Street)
- Ideal project for families



william rose

The Avenue, E4

Approximate Gross Internal Floor Area : 117.79 sq m / 1268 sq ft  
Garage / Shed : 25.08 sq m / 270 sq ft



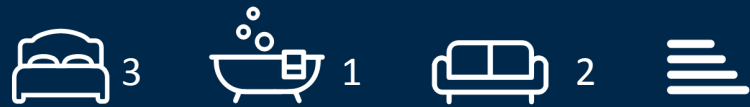
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 7/9/2022

## 247 The Avenue, London E4 9SE

Chain-free 1930s three-bedroom semi-detached home on The Avenue, Highams Park. Well maintained with fantastic potential to modernise and extend (STPP), close to the station, schools, and amenities. A superb family project opportunity.



Council Tax Band: E



Charming 1930s Three Bedroom Semi-Detached Home on The Avenue, Highams Park – Chain Free

Situated on one of Highams Park's most desirable roads, this charming three-bedroom 1930s semi-detached family home is bursting with potential. Offered chain free and lovingly maintained over the years, it now presents an exciting opportunity for modernisation, allowing buyers to create a bespoke family home to their exact tastes.

The spacious ground floor features two bright and versatile reception rooms, perfect for family life and entertaining, alongside a separate kitchen which leads directly onto a generous private rear garden. The garden also benefits from a large shed and a garage, offering excellent storage and the potential for conversion or extension (subject to planning permission, STPP).

Upstairs, the property offers two substantial double bedrooms, a third bedroom ideal for a nursery, home office, or dressing room, and a family bathroom. A large front garden also provides space for potential off-street parking (STPP). This home offers fantastic potential for further development, including rear, side, or loft extensions (subject to the usual consents), making it a superb long-term investment opportunity.

### Location Highlights:

- Just a short walk to Highams Park Station (around 10 minutes) with direct trains to London Liverpool Street in approximately 25 minutes.
- Easy access to Walthamstow Central for Victoria Line connections into the West End and City.
- Close to a fantastic range of amenities, including Highams Park Village, Tesco Superstore, and an array of cafés, shops, and leisure facilities.
- Excellent schooling options nearby, including Selwyn Primary School, Handsworth Primary School, and Highams Park School.
- Beautiful open spaces such as Highams Park Lake and Epping Forest are within easy reach for outdoor recreation.

Offering generous proportions, a prime location, and outstanding scope for improvement and expansion, this property is a rare and exciting opportunity for families and developers alike.